

STREET IMPROVEMENT PLANS

TRACT 28866-1, IN THE CITY OF RIVERSIDE

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STD. DWG., ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. SEE CITY OF RIVERSIDE DWG. 11-14-99.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- THE CONTRACTOR IS TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMDM TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- THE TOP 0.10' OF A.C. SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL 0.10' GAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.

GENERAL NOTES FOR STREET TREE PLANTING

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- CONSTRUCT SUBDRAIN AND CUTOFF WALL PER DETAIL ON SHT 11 1 EA
CONSTRUCT 8" HDPE DRAIN LINE 185 LF

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM DESCRIPTION	UNIT	QUANTITY
CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	S.F.	215,050
CONSTRUCT 4" A.C. OVER 13" C.A.B. (PER R-2971 ST. IMP. PLAN).	S.F.	230
CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I	L.F.	12,005
CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	S.F.	75,520
SAW-CUT AND REMOVE EX. A.C.	S.F.	245
CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.	EA	26
INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR)	SEE RIGHT FOR QUANTITY	
CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN)	L.F.	4,840
CONSTRUCT A.C. OVERLAY AND FEATHER.	S.F.	224
INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.	EA	4
INSTALL STOP SIGN AND/OR STOP BAR.	EA	9(30") 2(36")
CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.	EA	18
CONSTRUCT 6" CURB & 5' GUTTER PER CITY STD 200, TYPE I.	L.F.	27
CONSTRUCT WHEELCHAIR RAMP, PER CITY STD. 304, TYPE VI.	EA	4
CONSTRUCT 2" x 4" REDWOOD HEADER.	L.F.	140
CONSTRUCT 8" CF CURB TYPE II PER CITY STD. NO. 200.	L.F.	353.51
CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS	L.F.	120.00
REMOVE EX. CURB AND GUTTER.	L.F.	245
REMOVE EX. SIDEWALK.	S.F.	1,450
REMOVE EX. AC PAVING.	S.F.	112
REMOVE EX. WATER METER.	EA	1
CONSTRUCT 2" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	25
CONSTRUCT 3" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	25
CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	230
CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE	L.F.	230
CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6	EA	1
PROTECT IN PLACE.	EA	2
RELOCATE EX. STREET LIGHT AS SHOWN.	EA	1
RELOCATE EX. WATER METER BEHIND CURB.	EA	1
CONSTRUCT TYPE IV (R) ARROW PER CALTRANS TRAFFIC MANUAL.	EA	1
INSTALL R10 (ONE WAY) SIGN.	L.F.	1
INSTALL R41 (RIGHT TURN ONLY) SIGN.	L.F.	1
INSTALL W53 SIGN	L.F.	142
CONSTRUCT DOUBLE YELLOW CENTERLINE	EA	2
INSTALL R7 SIGN	L.F.	10
PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.		

NOTE:

SEE LANDSCAPE ARCHITECT'S PLAN NO. R-3539-WP FOR VARIOUS WALL, LANDSCAPE ITEMS AND DETAILS.

* HEIGHT AND PLACEMENT OF SIGNS TO BE PER CALTRANS TRAFFIC MANUAL.

TRAFFIC & STREET NAME SIGN SCHEDULE

CONSTRUCT PER CITY STD. DWG. 662, 662A & 666	QUANTITY
A LODGEPOLE LANE	8400
B DANDELION COURT	19200
C LODGEPOLE LANE	8400
D SUNSHINE LANE	8400
E SUNSHINE LANE	8300
F BLUEBELL PLACE	19200
G COUNTRYSIDE COURT	19200
H DAISY LANE	8400
I DAISY LANE	8400
J SUNSHINE LANE	8400
K DAISY LANE	8300
L BLUEBELL PLACE	19200
M DAISY LANE	8400
N QUEEN ANNE LANE	8400
O COUNTRYSIDE COURT	19200
P TRAUTWEIN ROAD	8500
Q VERANDA LANE	19200
R TRAUTWEIN ROAD	8300
S DAISY LANE	8200
T VERANDA LANE	19200
W-53 "NOT A THROUGH ST" (30")	1
N RI STOP SIGN (30" OCTAGON)	17
O RI STOP SIGN (36" OCTAGON)	1
P BLUEBELL PLACE	19200
Q QUEEN ANNE LANE	8300
R QUEEN ANNE LANE	8400
S QUEEN ANNE LANE	8300

NOTICE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER, AND THE PRIVATE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CHARTER COMMUNICATIONS

APPROVED BY: *[Signature]* DATE: 9-14-99

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY: *[Signature]* DATE: 9-14-99

TELEPHONE

APPROVED BY: *[Signature]* DATE: 9-14-99

SOUTHERN CALIFORNIA
GAS COMPANY

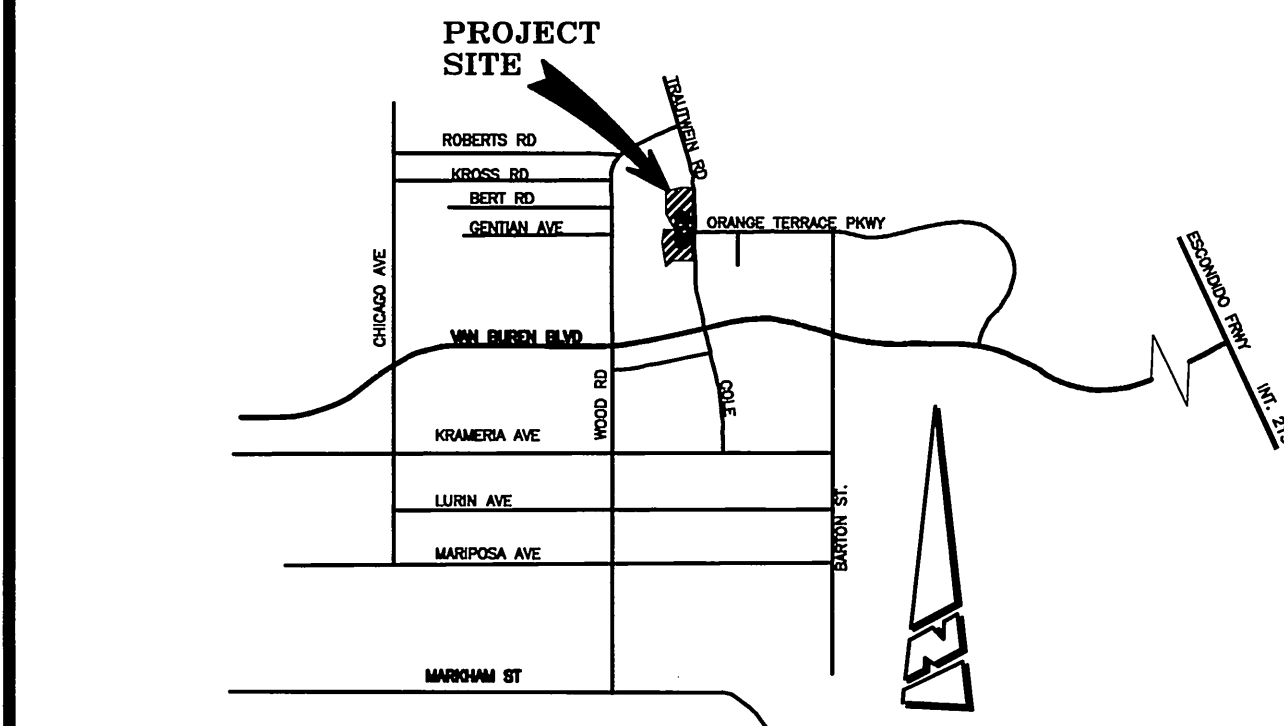
APPROVED BY: *[Signature]* DATE: 9-14-99

REVIEW BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance

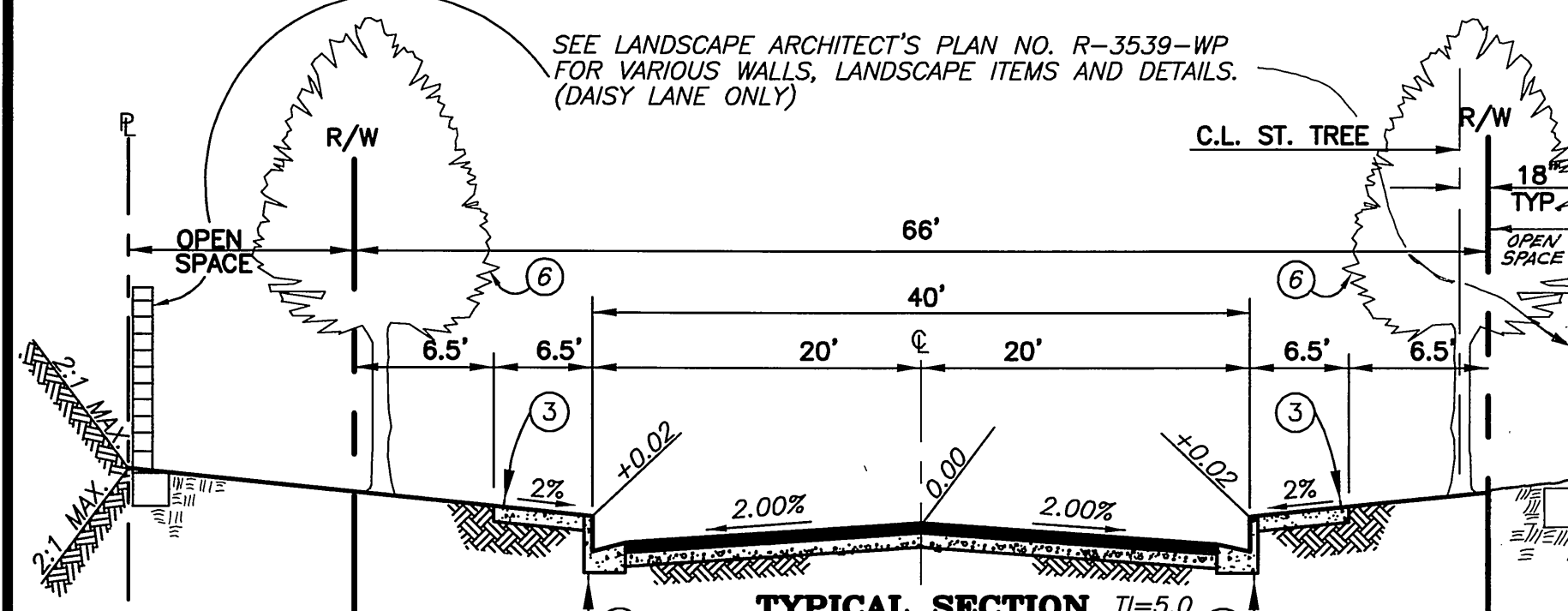
SHEET 1 THROUGH 11
CIVIL ENGINEER: *[Signature]* R.C.E. 46212
DATE: September 16, 1999



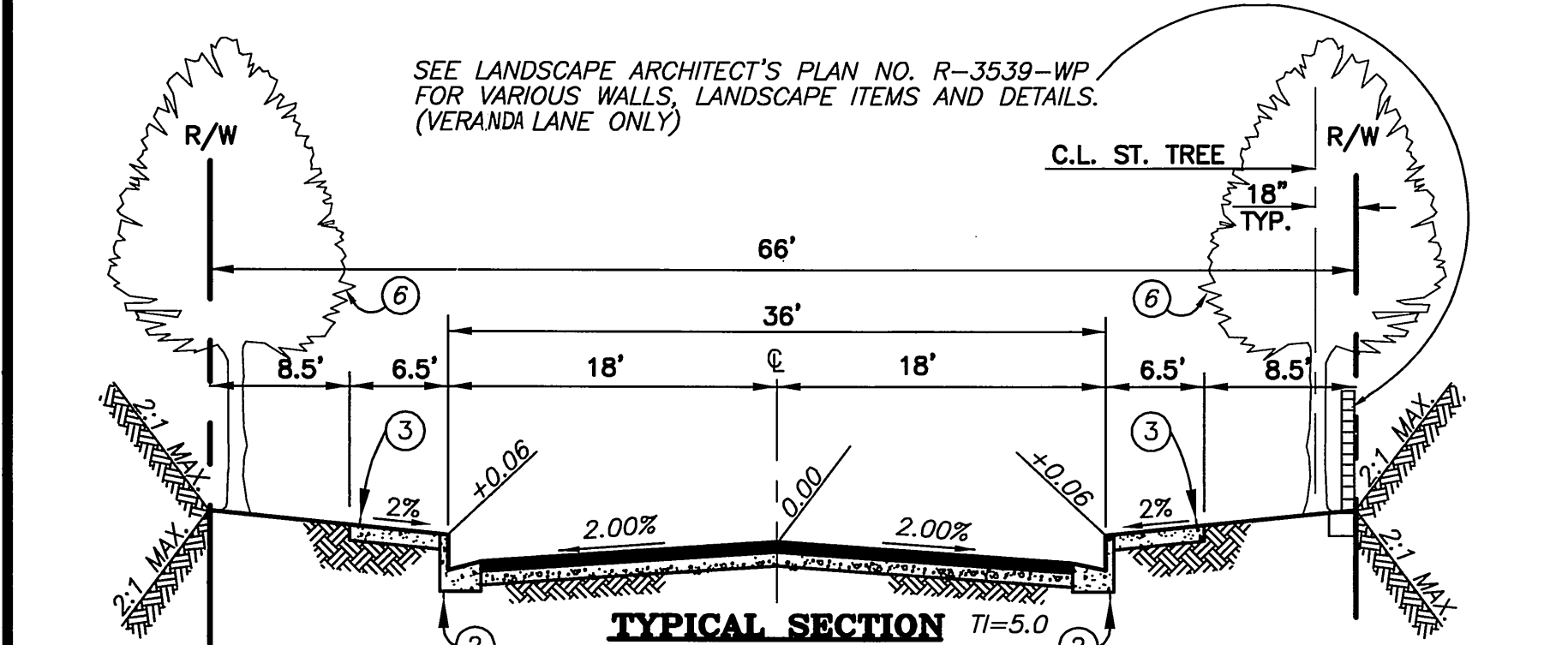
CITY BUSINESS TAX CERTIFICATION # 104442 EXP DATE 5/25/04
ENGINEER OF RECORD
MDS CONSULTING
17520 REDHILL AVE., SUITE 390
IRVINE, CA 92614
(949) 251-8821
8-14-03
TREVOR S. DODSON RCE # 42029 DATE



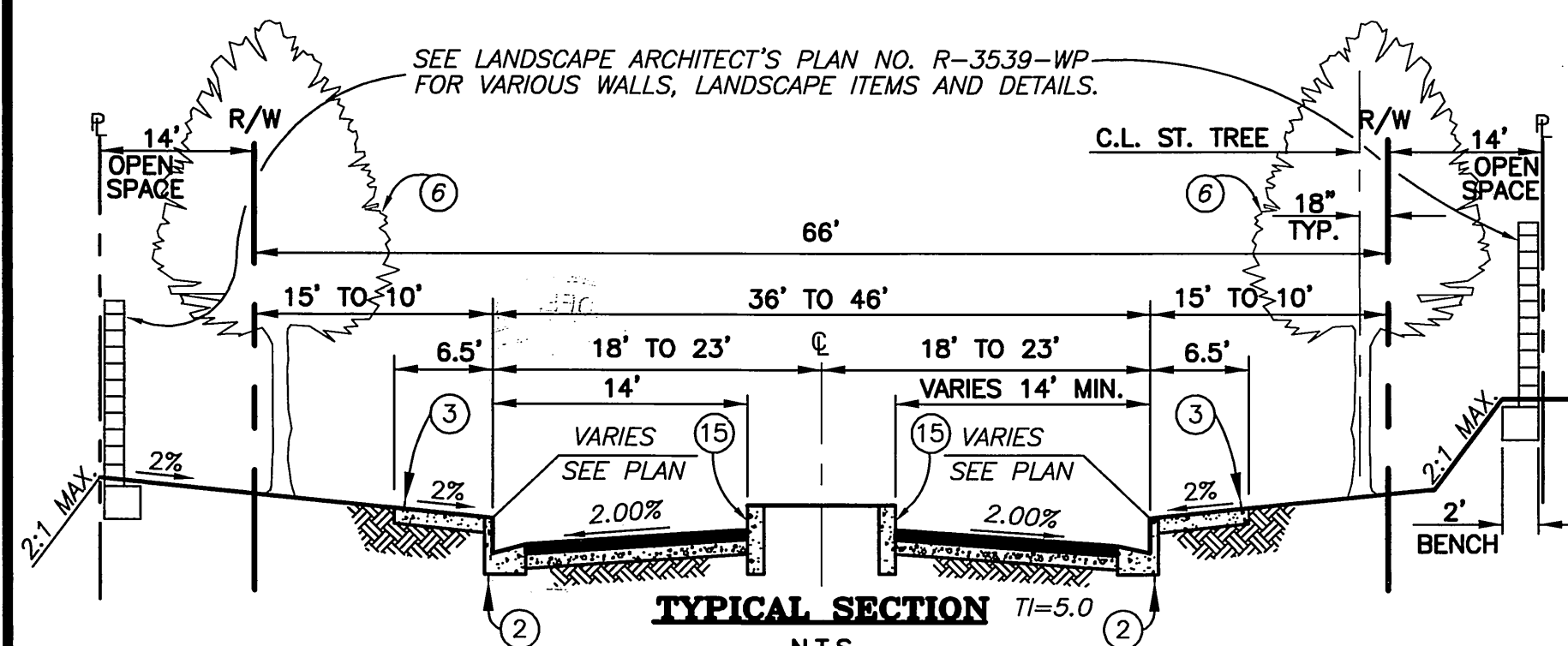
VICINITY MAP
N.T.S.



CONSTRUCT " " AC. OVER " " C.A.B. PER S.R.# ; R-VALUE= ;
SECONDARY INTERIOR STREETS
SUNSHINE LANE, LODGEPOLE LANE, DAISY LANE



CONSTRUCT " " AC. OVER " " C.A.B. PER S.R.# ; R-VALUE= ;
MINOR INTERIOR STREETS
DANDELION COURT, QUEEN ANNE LANE, BLUEBELL PLACE, VERANDA LANE



CONSTRUCT " " AC. OVER " " C.A.B. PER S.R.# 1536 ; R-VALUE= 25
COUNTRYSIDE COURT

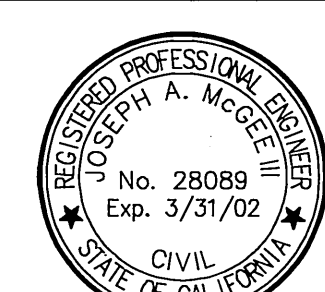
Underground
Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN
BOULEVARD, 258.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0
FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FT. x 10.0
FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123



The Keith Companies
Internal Engineering Division
APPROVED BY: *[Signature]* DATE: 9-10-99
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

APPROVED BY: *[Signature]* DATE: 9-10-99
DESIGNED BY: DBH DRAWN BY: LHL CHECKED BY: DBH

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: *[Signature]* DATE: 9-10-99
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS

TRACT 28866-1

INDEX SHEET

SHEET 1 OF 11

HORIZ. SCALE: VERT. SCALE:

ACCOUNT NO. 31445

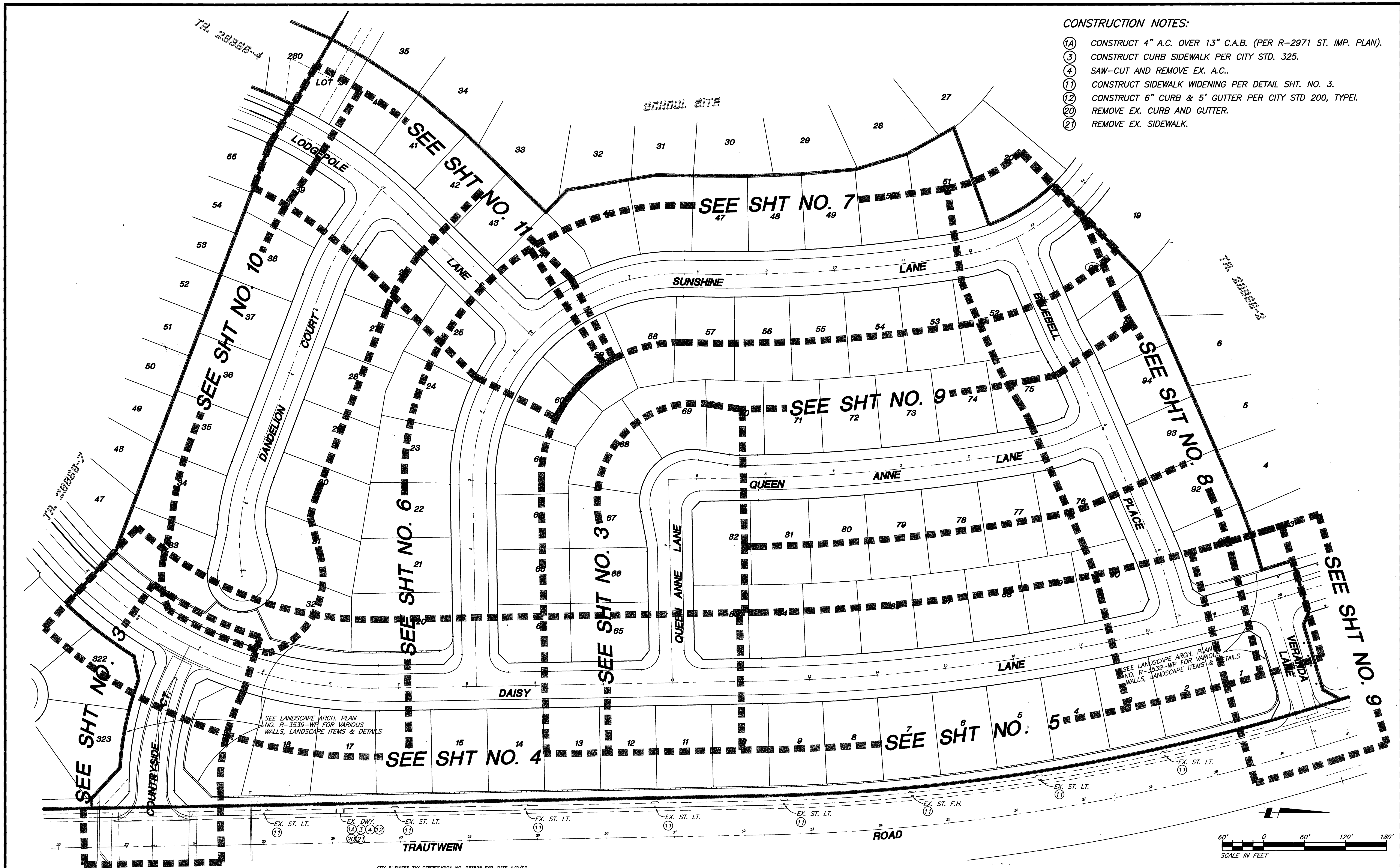
R-3539

SHEET 1 OF 11

INDEXED 10-28-99 fH

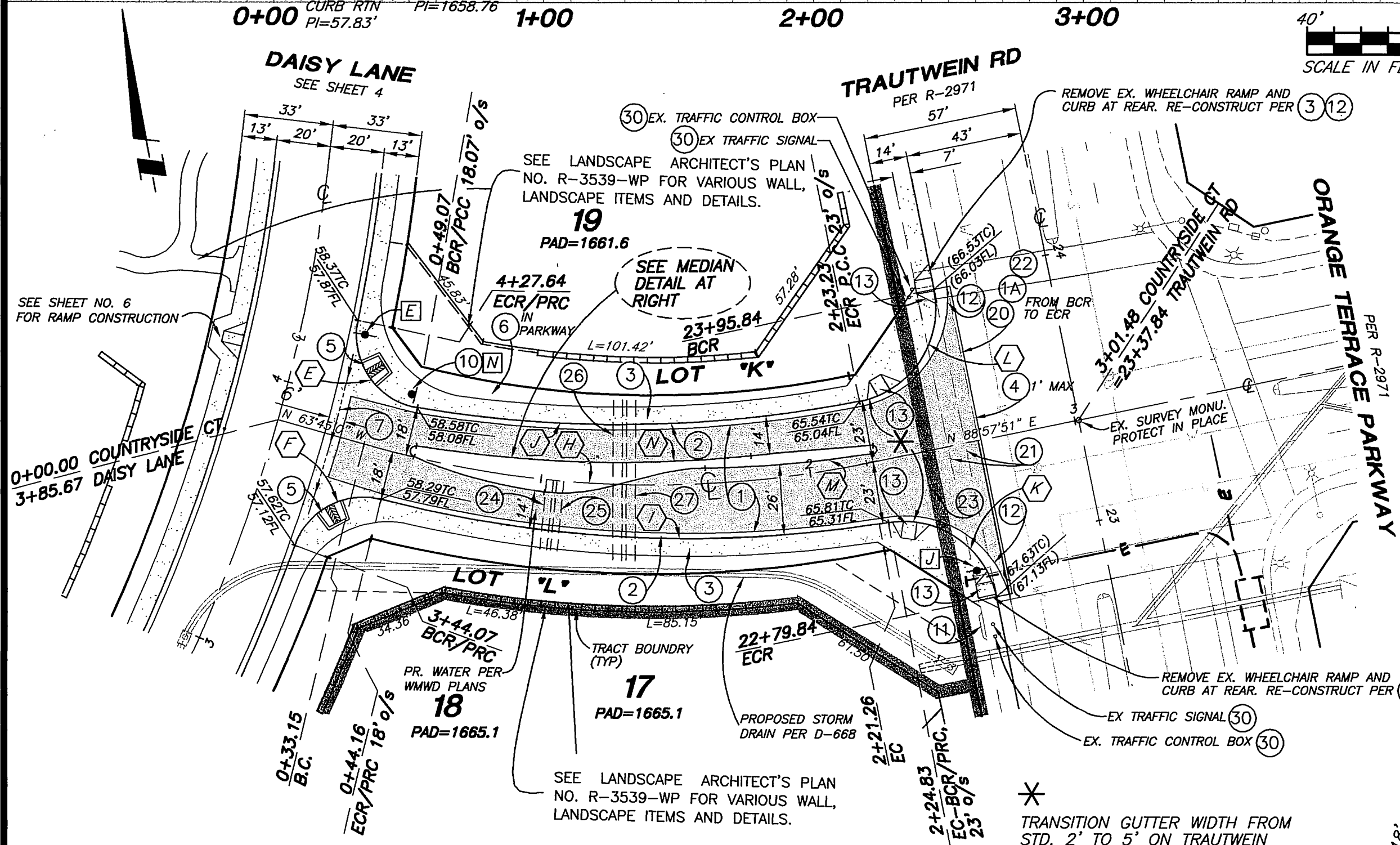
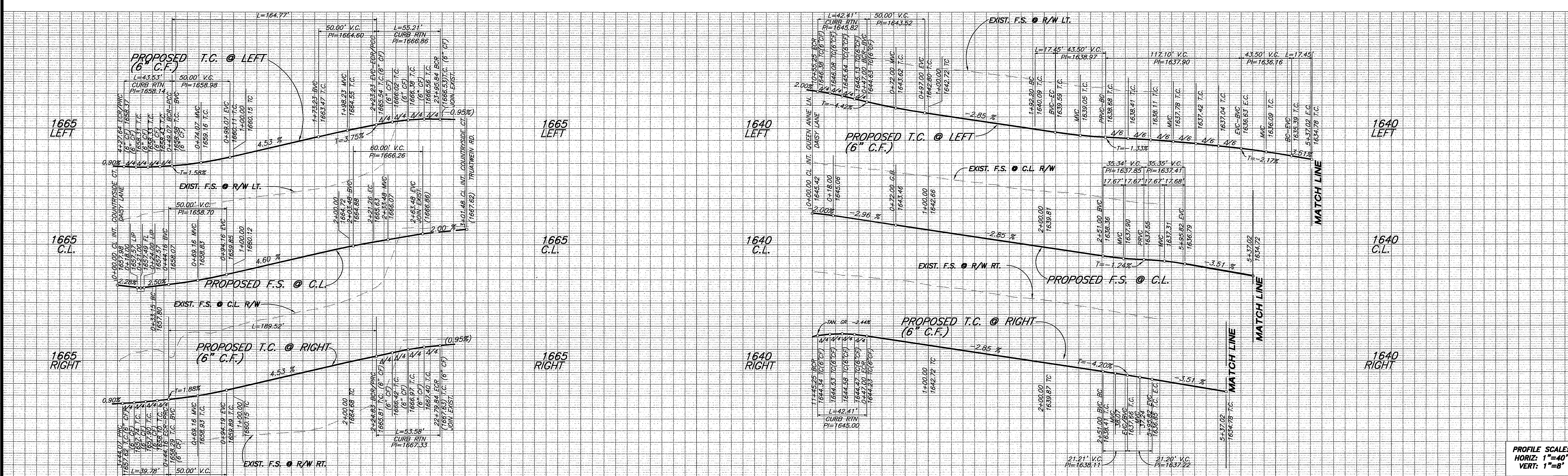
CONSTRUCTION NOTES:

- (1A) CONSTRUCT 4" A.C. OVER 13" C.A.B. (PER R-2971 ST. IMP. PLAN).
- (3) CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- (4) SAW-CUT AND REMOVE EX. A.C..
- (11) CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.
- (12) CONSTRUCT 6" CURB & 5' GUTTER PER CITY STD 200, TYPE1.
- (20) REMOVE EX. CURB AND GUTTER.
- (21) REMOVE EX. SIDEWALK.



CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

<p>Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>BENCHMARK</p> <p>RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 280.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1626.123</p>	<p>The Keith Companies Inland Empire Division</p> <p>TKC</p> <p>28090 Claret Ave., Ste. 200, Moreno Valley, CA 92553 (951) 655-0854</p> <p>APPROVED BY: <i>Joseph A. McGee III</i> DATE: 9.10.99 JOSEPH A. MCGEE III R.C.E. NO. 28089 REGISTRATION EXPIRES 03-31-02</p>	<p>CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT</p> <table border="1"> <tr> <th>APPROVED BY</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>PRINCIPAL ENGINEER</td> <td>10/12/99</td> <td>R. McBrath</td> </tr> <tr> <td>PARK DEPARTMENT</td> <td>10/14/99</td> <td></td> </tr> <tr> <td>TRAFFIC DIVISION</td> <td>10/12/99</td> <td></td> </tr> <tr> <td>P.W. ENGR. MANAGER</td> <td>10/16/99</td> <td></td> </tr> <tr> <td>STREET SERVICES</td> <td>10/21/99</td> <td></td> </tr> </table> <p>DESIGNED BY DBH DRAWN BY LHL CHECKED BY DBH</p>	APPROVED BY	DATE	BY	PRINCIPAL ENGINEER	10/12/99	R. McBrath	PARK DEPARTMENT	10/14/99		TRAFFIC DIVISION	10/12/99		P.W. ENGR. MANAGER	10/16/99		STREET SERVICES	10/21/99		<p>STREET IMPROVEMENT PLANS TRACT 28866- 1 INDEX SHEET AND TRAUTWEIN ROAD IMPROVEMENTS</p> <p>HORIZ. SCALE: 1" = 60' VERT. SCALE: 1" = 10'</p>	<p>ACCOUNT NO. 31445 R-3539 SHEET 2 OF 11</p>
	APPROVED BY	DATE	BY																					
PRINCIPAL ENGINEER	10/12/99	R. McBrath																						
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<p>INDEXED 10-28-99</p>																								



CONSTRUCTION NOTES: COUNTRYSIDE CT

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3. CONSTRUCT 6\" OF CURB AND GUTTER PER CITY STD. 200 TYPE I.
4. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
5. SAW-CUT AND REMOVE EX. A.C.
6. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
7. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR).
8. CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
9. CONSTRUCT A.C. OVERLAY AND FEATHER.
10. INSTALL STOP SIGN AND/OR STOP BAR.
11. CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.
12. CONSTRUCT 6\" CURB & 5\" GUTTER PER CITY STD. 200, TYPE I.
13. CONSTRUCT WHEELCHAIR RAMP, PER CITY STD. 304, TYPE VI.
14. CONSTRUCT 8\" OF CURB TYPE II PER CITY STD. NO. 200.
15. REMOVE EX. CURB AND GUTTER.
16. REMOVE EX. SIDEWALK.
17. REMOVE EX. AD PAVING.
18. REMOVE EX. WATER METER.
19. CONSTRUCT 2\" SCHEDULE 40 PVC PIPE SLEEVE.
20. CONSTRUCT 3\" SCHEDULE 40 PVC PIPE SLEEVE.
21. CONSTRUCT 4\" SCHEDULE 40 PVC PIPE SLEEVE.
22. CONSTRUCT 6\" SCHEDULE 40 PVC PIPE SLEEVE.
23. PROTECT IN PLACE.
24. INSTALL R7 SIGN.
25. PAINT NOSE OF MEDIAN A REFLECTIVE YELLOW, AS APPROVED BY CITY TRAFFIC DEPT.

Underground Service Alert
Call: TOLL FREE 1-800-227-2600

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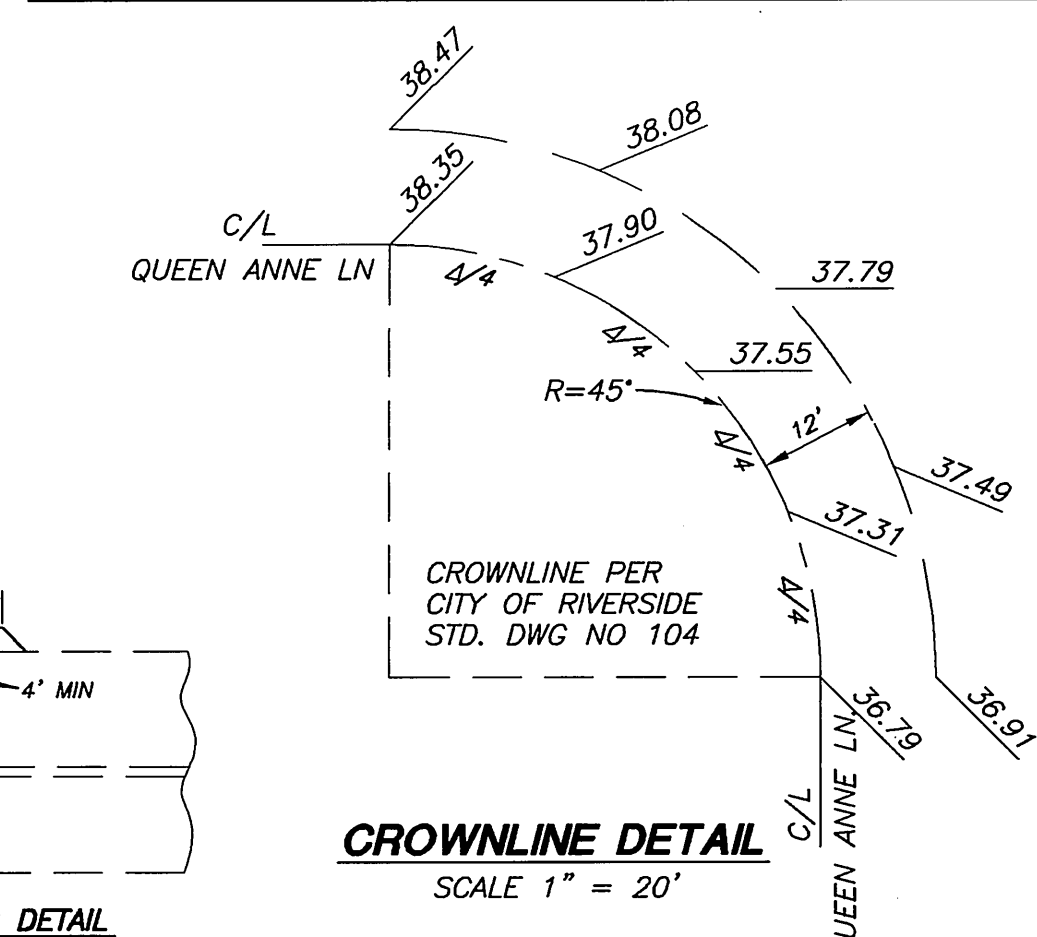
BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V98-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOLDER A BRASS DISK FLUSH AND MARKED. ELEV. 1338.123

THE KEITH COMPANIES
Inland Empire Division
22850 Chertex Ave., Ste. 200, Moreno Valley, CA 92553 (951) 659-0254
APPROVED BY: *Joseph A. McGee III*
DATE: 9.10.99
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Smith*
DATE: 10.21.99
PUBLIC WORKS DIRECTOR

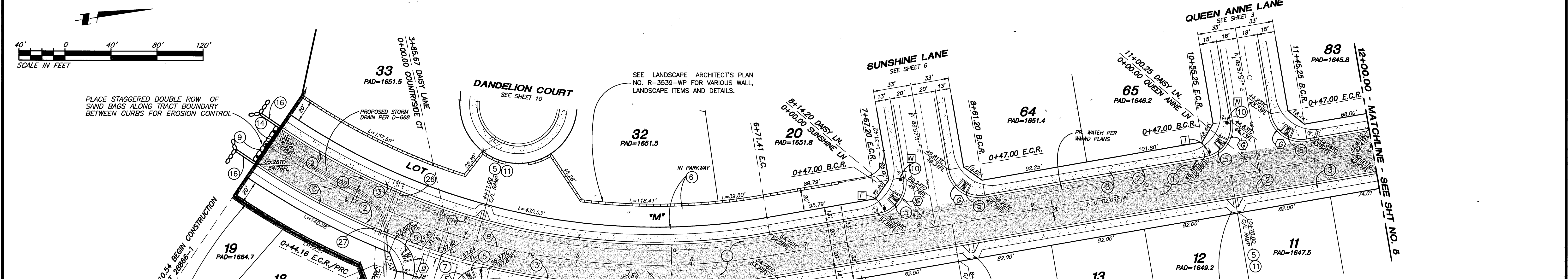
STREET IMPROVEMENT PLANS
TRACT 28866- 1
COUNTRYSIDE CT. & QUEEN ANNE LANE
STA. 0+00.00 TO STA. 6+32.02 QUEEN ANNE LANE
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'
ACCOUNT NO. 31445
R-3539
SHEET 3 OF 11

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	90°00'00"	27.00'	42.41'	27.00'
(B)	10°00'00"	100.00'	17.45'	8.75'
(C)	90°00'00"	45.00'	70.69'	45.00'
(D)	110°00'00"	61.00'	117.11'	87.12'
(E)	92°22'00"	27.00'	43.53'	28.14'
(F)	84°25'33"	27.00'	39.78'	24.49'
(G)	25°16'37"	377.00'	166.32'	84.54'
(H)	27°17'09"	395.00'	188.11'	95.87'
(I)	23°36'22"	460.00'	189.52'	96.12'
(J)	20°31'24"	460.00'	164.77'	83.28'
(K)	87°43'09"	35.00'	53.58'	33.63'
(L)	90°23'13"	35.00'	55.21'	35.24'
(M)	08°16'09"	434.00'	62.64'	31.37'
(N)	15°01'48"	474.00'	124.34'	62.53'



CROWNLINE DETAIL
SCALE 1" = 20'

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
John Z. Long
APPROVED BY
DATE 9.14.99



TRACT 28868-7

COUNTRYSIDE COURT
SEE SHEET 3

DAISY LANE

SEE LANDSCAPE ARCHITECT'S PLAN NO. R-3539-WP FOR VARIOUS WALL, LANDSCAPE ITEMS AND DETAILS.

PROPOSED SEWER PER S-1715

IF DRIVEWAY IS CONSTRUCTED AT RAMP CONSTRUCT MODIFIED DRIVEWAY PER CONSTRUCTION NOTE NO. 28

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	49°37'04"	580.00'	502.28'	268.11'
(B)	49°37'04"	600.00'	519.60'	277.35'
(C)	18°21'32"	620.00'	198.66'	100.19'
(D)	84°25'33"	27.00'	39.78'	24.49'
(E)	88°00'05"	27.00'	41.47'	26.07'
(F)	23°16'43"	620.00'	251.90'	127.71'
(G)	98°00'00"	27.00'	42.41'	27.00'



CONSTRUCTION NOTES:

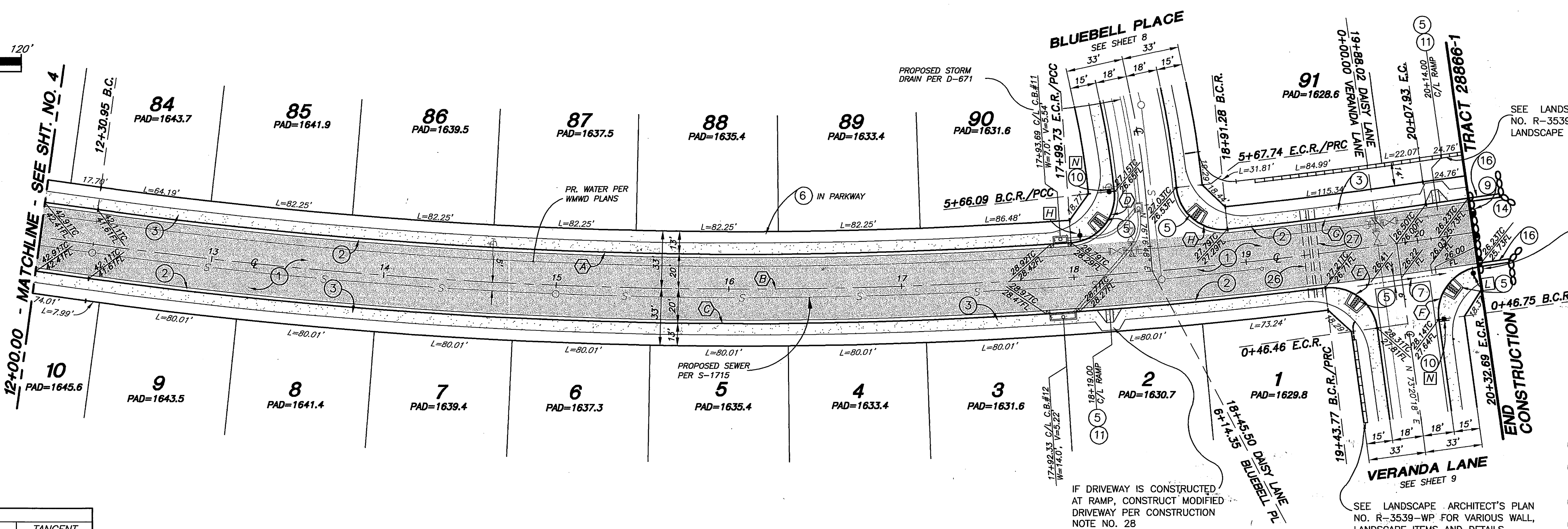
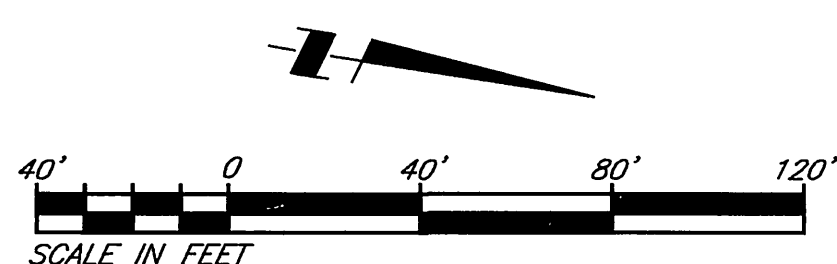
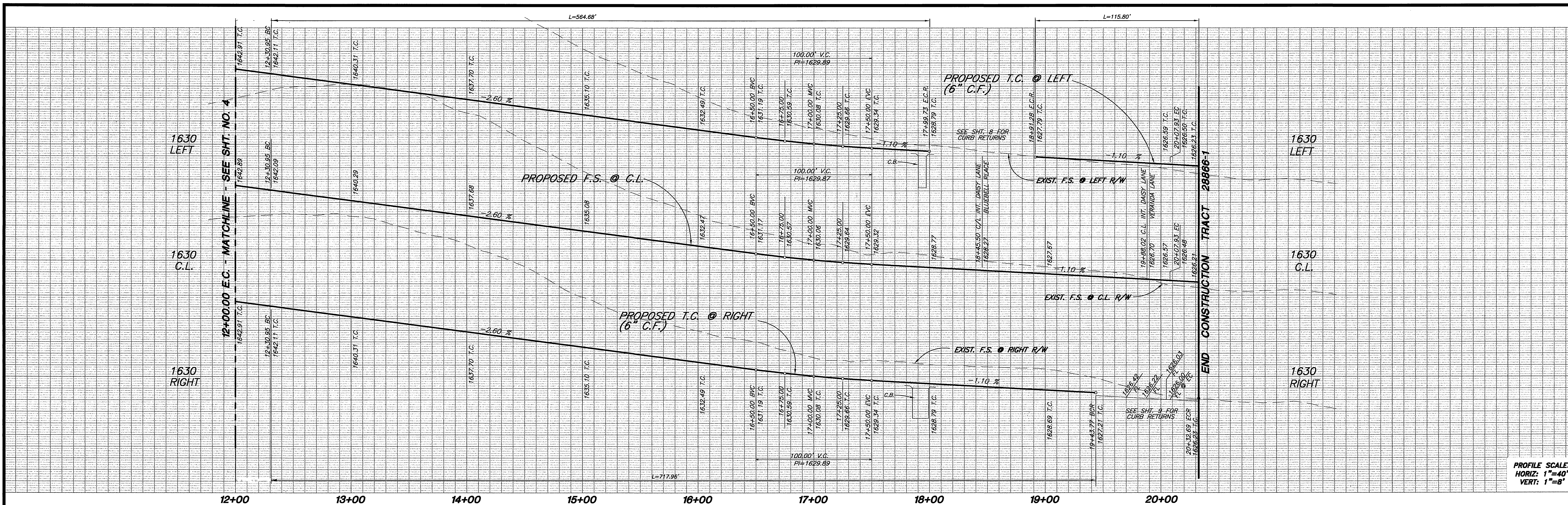
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304 TYPE 1.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS. (LOCATION TO BE DETERMINED BY FIELD INSPECTOR)
- CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
- INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
- INSTALL STOP SIGN AND/OR STOP BAR
- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3
- CONSTRUCT 2"x4" REDWOOD HEADER
- CONSTRUCT 20' LONG X 2' WIDE X 2 1/2" THICK, A.C. DRAINAGE APRON.
- CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE
- CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND

John J. Lewis

7-14-17

 Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG		PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE DEEMED TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.		BENCHMARK RIVERSIDE COUNTY BENCHMARK, STAMP VIBB-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD. 280.0 FEET SOUTH OF VAN BUREN BOULEVARD. 200.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 4.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1036.123		CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00 <div style="text-align: center;">  The Keith Companies Inland Empire Division TKC 28000 Archer Ave., Ste. 200, Mirrae Palms, CA 92503 (909) 655-0284 APPROVED BY: <u>Joseph A. McGee</u> DATE: <u>9-10-99</u> JOSEPH A. MCGEE III R.C.E. NO. 28089 REGISTRATION EXPIRES 03-31-02 </div>	
				<div style="text-align: center;"> CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY: <u>R. McSwath</u> DATE: <u>10-21-99</u> PRINCIPAL ENGINEER PARK DEPARTMENT TRAFFIC DIVISION P.W. ENGR. MANAGER STREET SERVICES PUBLIC WORKS DIRECTOR DATE: <u>10-21-99</u> </div>			
				<div style="text-align: center;"> STREET IMPROVEMENT PLANS TRACT 28866- 1 DAISY LANE STA. 2+10.54 TO STA. 12+00.00 HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8' ACCOUNT NO. 31445 R-3539 SHEET <u>4</u> OF <u>11</u> </div>			



DAISY LANE

CURVE DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
(A)	11°44'22"	2756.00'	564.68'
(B)	16°02'12"	2776.00'	776.98'
(C)	14°42'45"	2796.00'	717.96'
(D)	92°05'25"	27.00'	43.40'
(E)	89°05'12"	27.00'	41.98'
(F)	89°35'21"	27.00'	42.22'
(G)	02°24'27"	2756.00'	115.80'
(H)	89°59'19"	27.00'	42.41'

CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE I.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR).
- CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
- INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
- INSTALL STOP SIGN AND/OR STOP BAR.
- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.
- CONSTRUCT 2" x 4" REDWOOD HEADER.
- CONSTRUCT 20' LONG X 2' WIDE X 2'-1/2" THICK, A.C. DRAINAGE APRONS.
- CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE.
- CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE.
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6.

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND

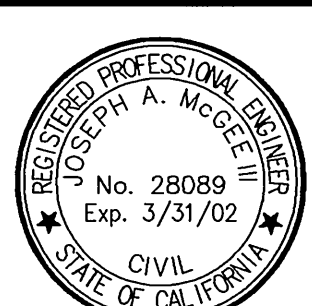
APPROVED BY
John L. Long

DATE
9-14-99



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT FOR REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOLDER A BRASS DISK FLUSH AND MARKED. ELEV. 1538.123



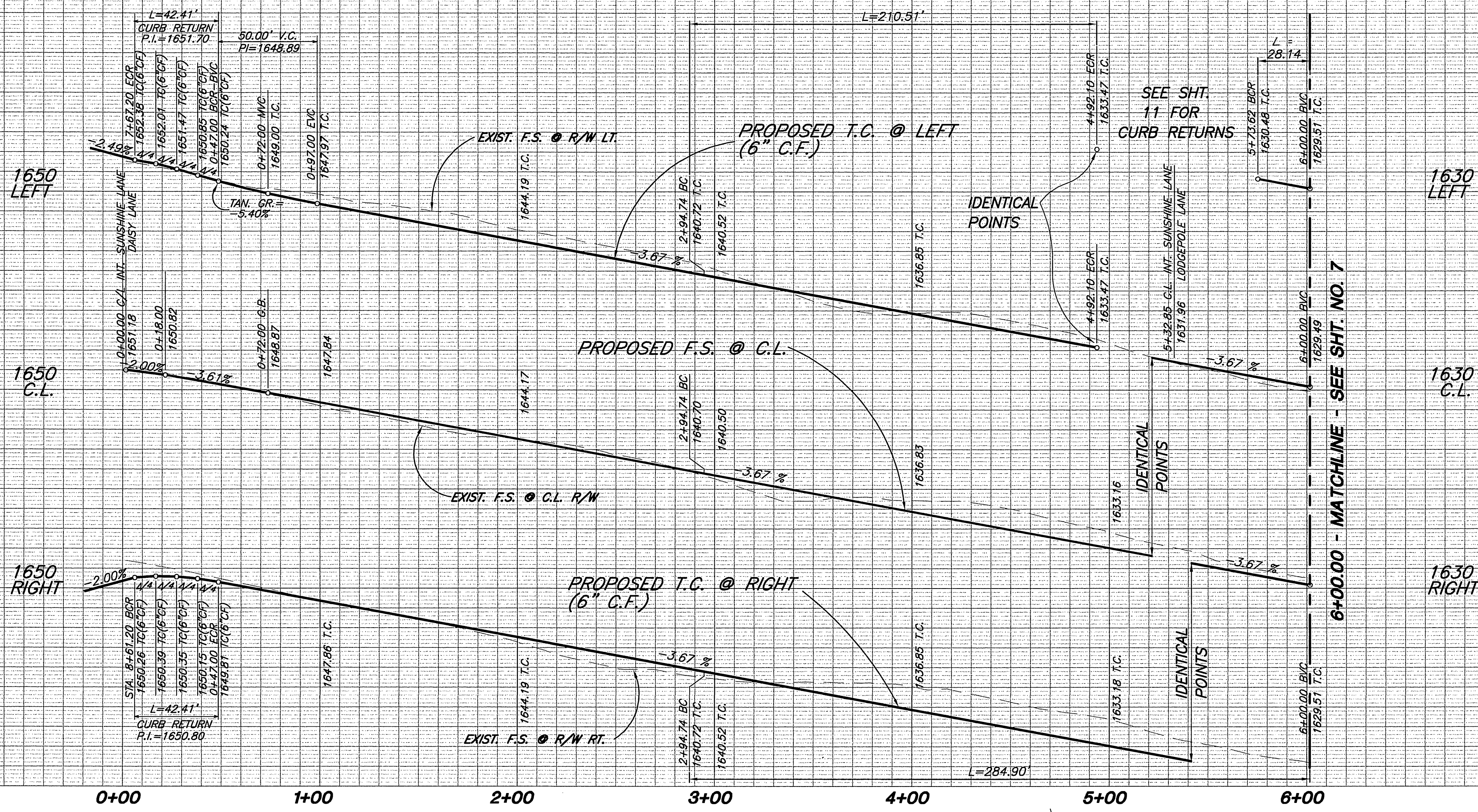
The Keith Companies
Inland Empire Division
28850 Clactus Ave., Ste. 300, Moreno Valley, CA 92553 (909) 663-0294
APPROVED BY: *Joseph A. McGee*
DATE: 9-10-99
REGISTRATION EXPIRES 03-31-02

MARK
DESIGNED BY: DBH
DRAWN BY: LHL
CHECKED BY: DBH

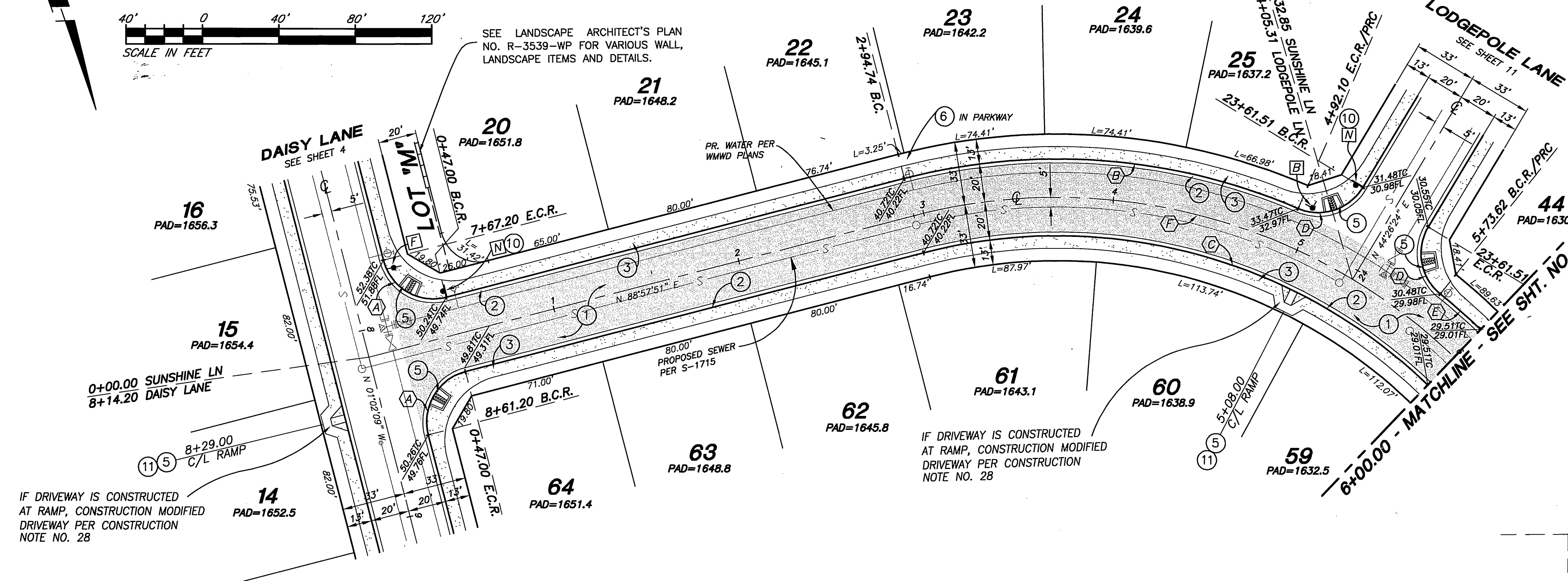
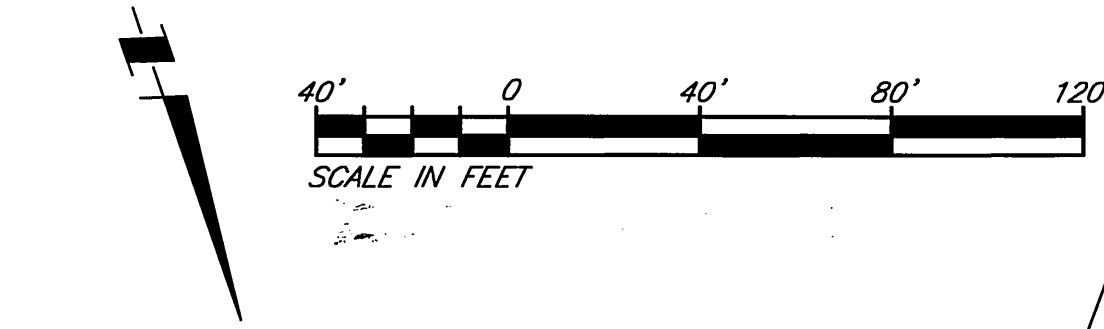
**CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT**
APPROVED BY: *P. M. Brink*
DATE: 10-21-99
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

**STREET IMPROVEMENT PLANS
TRACT 28866-1
DAISY LANE
STA. 12+00.00 TO STA. 20+32.69**
HORIZ. SCALE: 1"= 40'
VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 5 OF 11



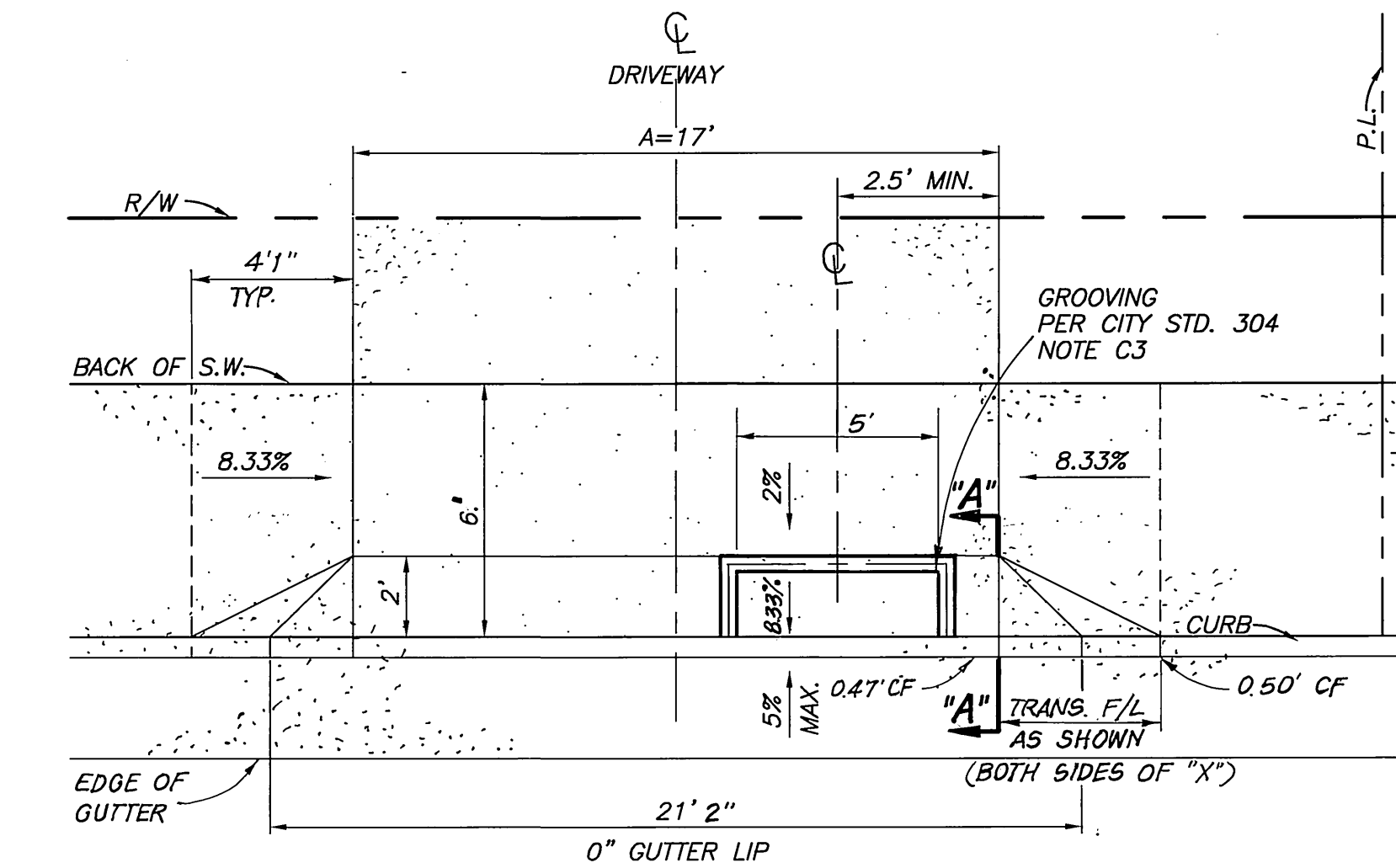
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



NO.	BEARING/DELTA	CURVE DATA	RADIUS	LENGTH	TANGENT
(A)	90°00'00"	27.00'	42.41'	27.00'	27.00'
(B)	37°41'29"	320.00'	210.51'	109.22'	109.22'
(C)	58°17'58"	280.00'	284.90'	156.16'	156.16'
(D)	82°12'56"	27.00'	38.74'	23.56'	23.56'
(E)	05°02'21"	320.00'	28.14'	14.08'	14.08'
(F)	58°17'58"	300.00'	305.26'	167.32'	167.32'

SUNSHINE LANE

SECTION "A-A"
N.T.S.



MODIFIED DRIVEWAY
N.T.S.

CONSTRUCTION NOTES:

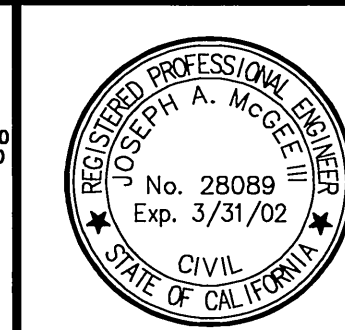
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" CF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR)
- INSTALL STOP SIGN AND/OR STOP BAR
- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL HEREON

CITY OF RIVERSIDE
OVERHEAD & UNDERGROUND
APPROVED BY: *John L. Long*
DATE: 9-14-99



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



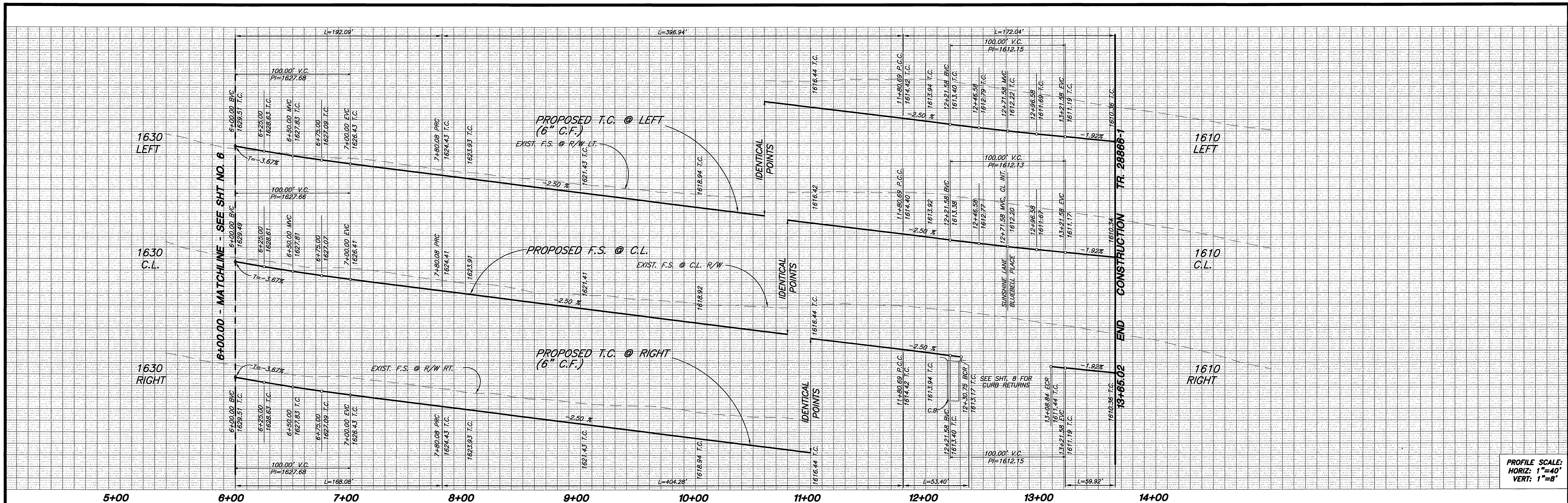
The Keith Companies
Inland Empire Division
APPROVED BY: *Joseph A. McGee*
DATE: 9-10-99
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

DESIGNED BY: DBH
DRAWN BY: LHL
CHECKED BY: DBH
STREET SERVICES

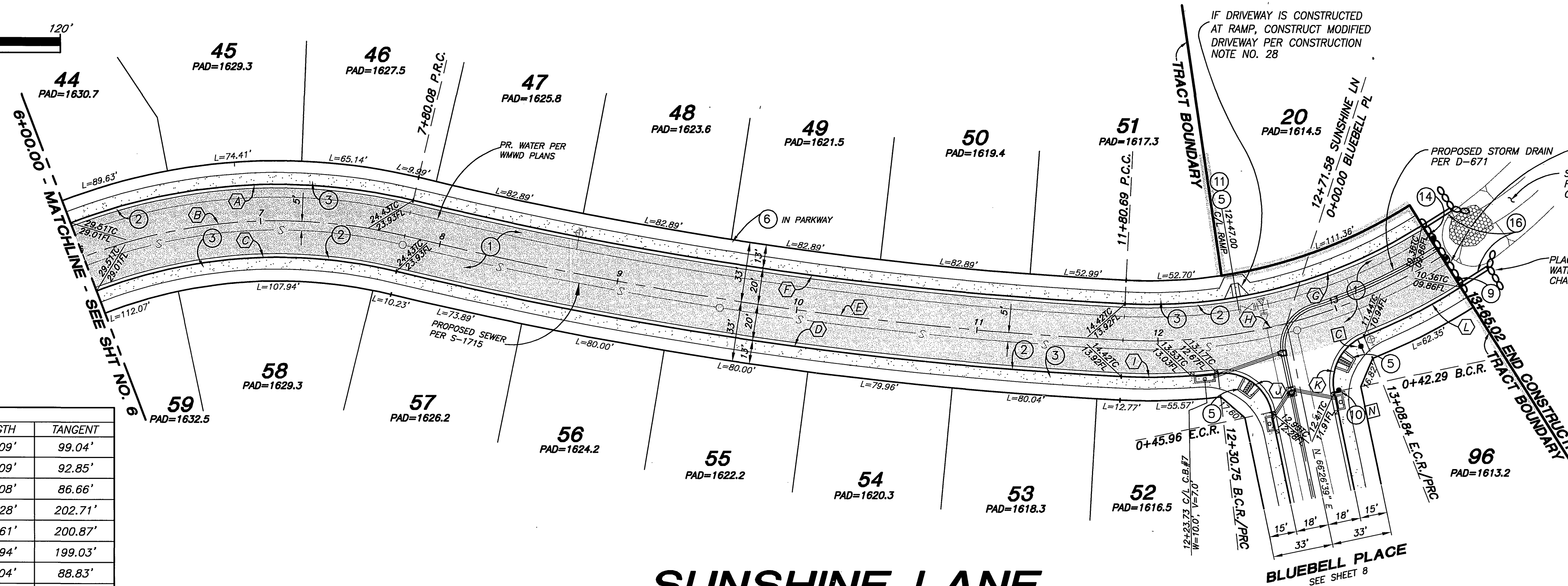
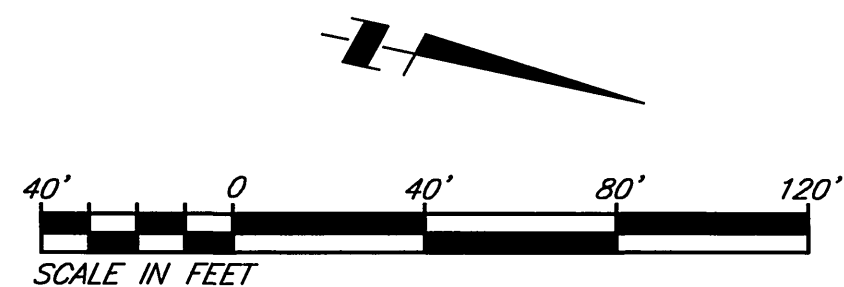
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Bratt*
DATE: 10-21-99
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 28866- 1
SUNSHINE LANE
STA. 0+00.00 TO STA. 6+00.00
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 6 OF 11



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	34°23'40"	320.00'	192.09'	99.04'
B	34°23'40"	300.00'	180.09'	92.85'
C	34°23'40"	280.00'	168.08'	86.66'
D	10°30'35"	2204.00'	404.28'	202.71'
E	10°30'35"	2184.00'	400.61'	200.87'
F	10°30'35"	2164.00'	396.94'	199.03'
G	35°12'16"	280.00'	172.04'	88.83'
H	35°12'16"	300.00'	430.32'	261.64'
I	09°33'41"	320.00'	53.40'	26.76'
J	84°51'26"	27.00'	39.99'	24.68'
K	80°13'41"	27.00'	37.81'	22.75'
L	10°43'42"	320.00'	59.92'	30.05'

CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE I.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR).
- INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
- INSTALL STOP SIGN AND/OR STOP BAR.
- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.
- CONSTRUCT 2" x 4" REDWOOD HEADER.
- CONSTRUCT 20" LONG X 2" WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS.
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6.

Underground Service Alert
Call: TOLL FREE
1-800-227-2800

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 205.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOLLARD A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

The Keith Companies
Inland Empire Division
TKC

28890 Chetana Ave., Ste. 300, Moreno Valley, CA 92553 (951) 659-0854

APPROVED BY: *Joseph A. McGee III*
DATE: 9.10.99
REGISTRATION EXPIRES 03-31-02

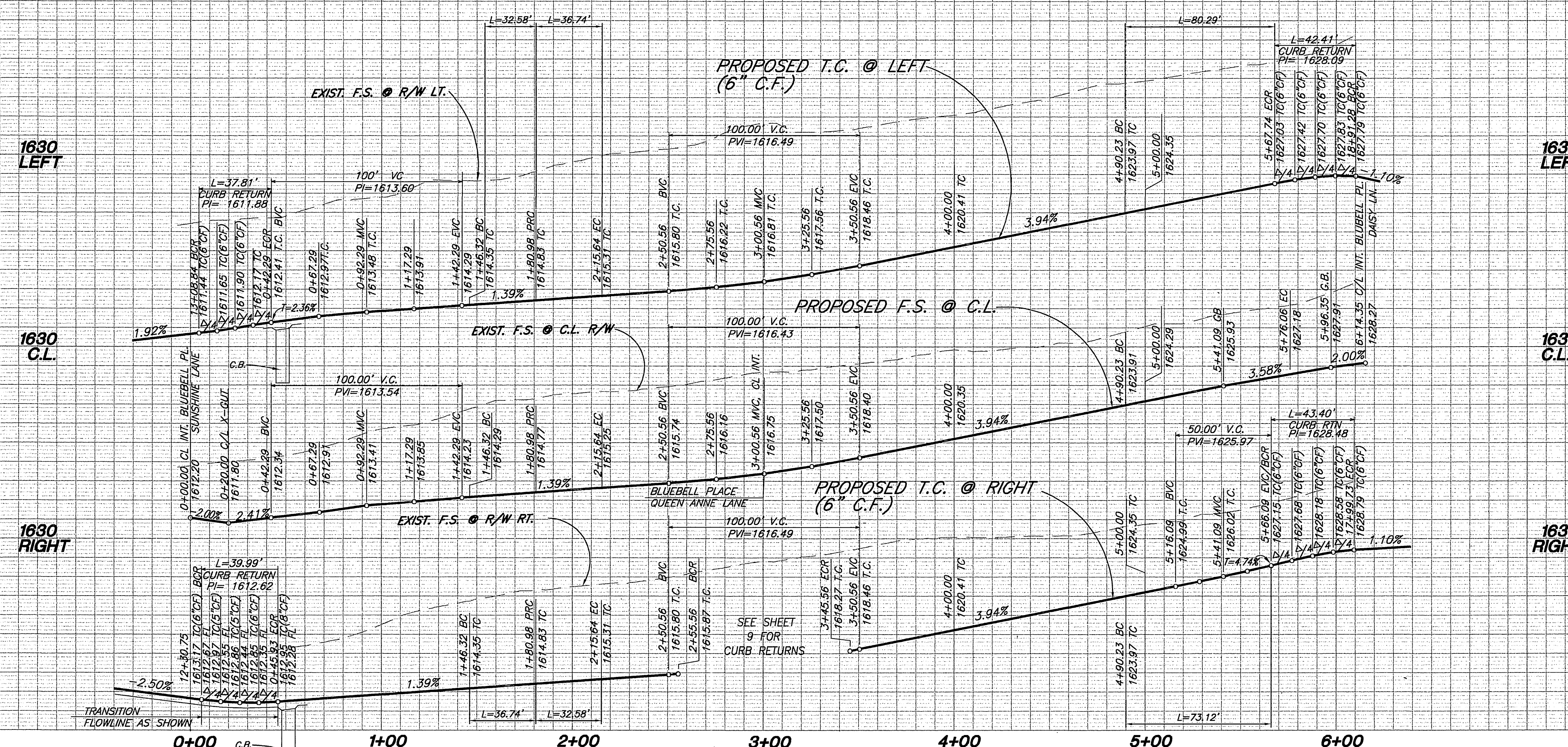
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

APPROVED BY: *R. M. Burt*
DATE: 10-21-99

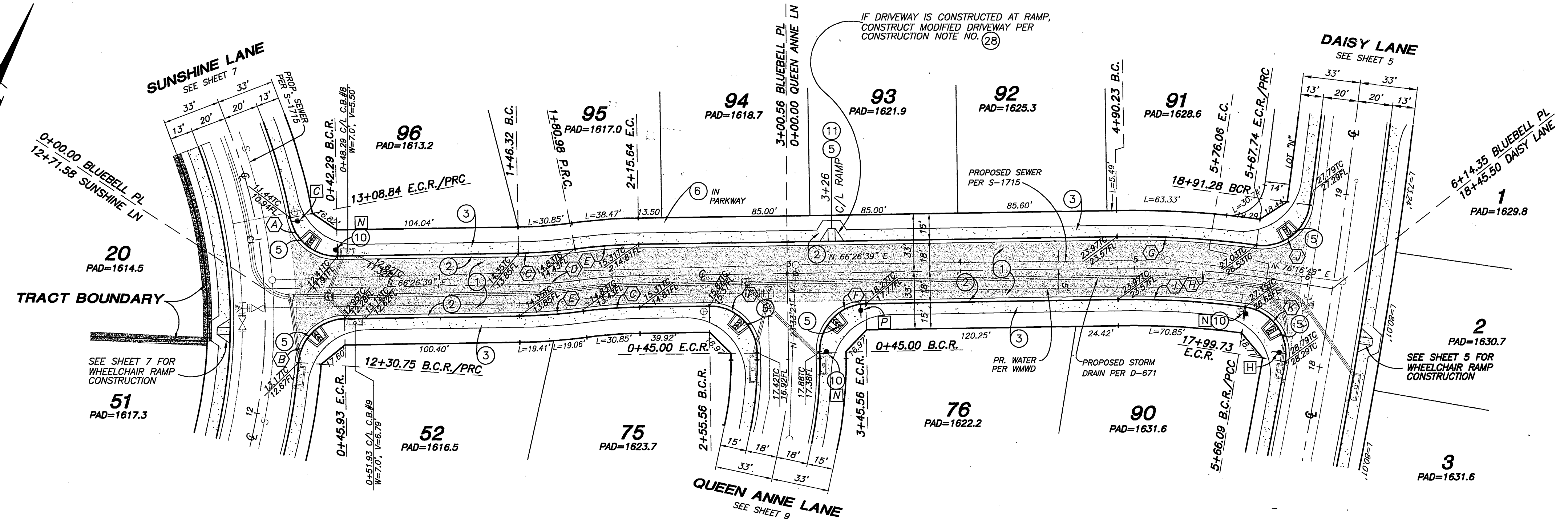
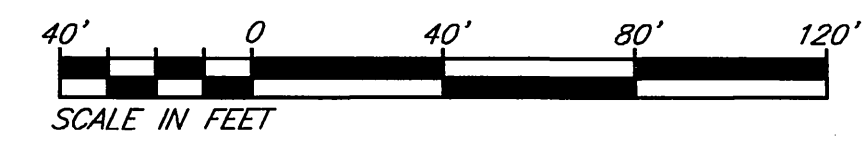
STREET IMPROVEMENT PLANS
TRACT 28866-1
SUNSHINE LANE
STA 6+00.00 TO STA 13+85.02

HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 7 OF 11



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
A	80°13'41"	27.00'	37.81'	22.75'
B	84°51'26"	27.00'	39.99'	24.68'
C	06°37'11"	282.00'	32.58'	16.31'
D	06°37'11"	300.00'	34.66'	17.35'
E	06°37'11"	318.00'	36.74'	18.39'
F	90°00'00"	27.00'	42.41'	27.00'
G	08°52'52"	518.00'	80.29'	40.23'
H	09°50'09"	500.00'	85.83'	43.02'
I	08°41'31"	482.00'	73.12'	36.63'
J	89°59'19"	27.00'	42.41'	26.99'
K	92°05'25"	27.00'	43.40'	28.00'

- CONSTRUCTION NOTES:**
1. CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 2. CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 3. CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 4. CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE 1.
 5. INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR)
 6. INSTALL STOP SIGN AND/OR STOP BAR
 7. CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3
 8. CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6

BLUEBELL PLACE

CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 200.0 FEET SOUTH OF VAN BUREN BOULEVARD, FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK PLUSH AND MARKED. ELEV. 1638.123



The Keith Companies
Inland Empire Division
28089 Cheshire Ave., 2nd Fl., Moreno Valley, CA 92553 (909) 853-0294
TKC
APPROVED BY: *Joseph A. McGee*
DATE: 9.10.99
REGISTRATION EXPIRES 03-31-02

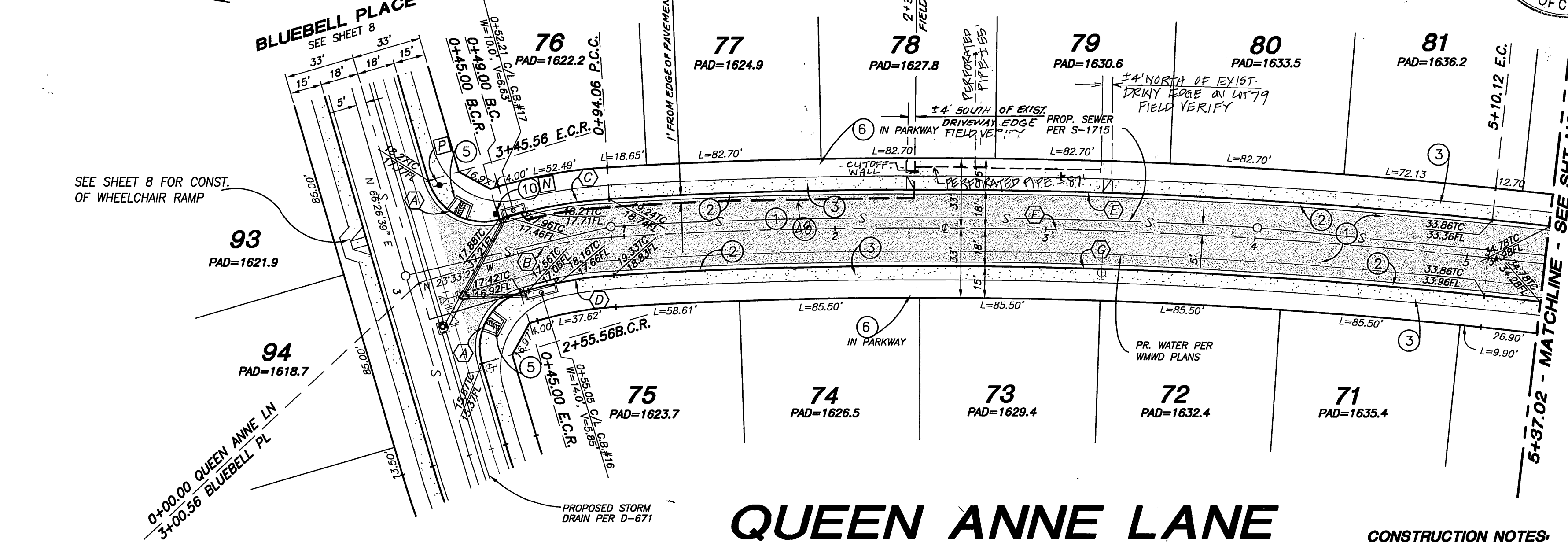
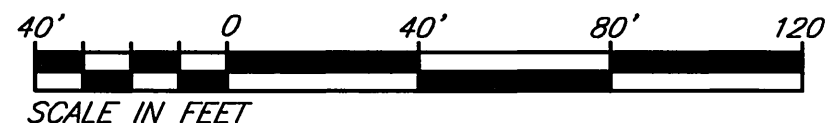
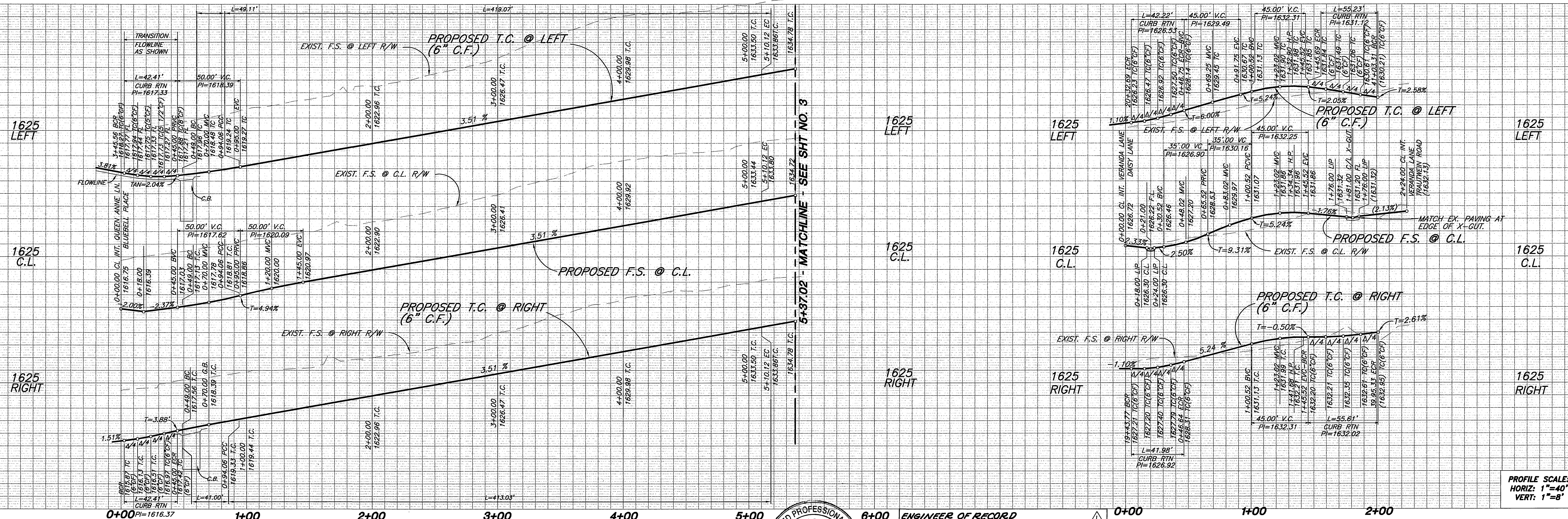
MARK	DESIGNED BY	REVISIONS:	DRAWN BY	APPR.	DATE
	DBH		LHL		

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. McBeath*
DATE: 10-21-99
PRINCIPAL ENGINEER
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS
TRACT 28866- 1
BLUEBELL PLACE
STA. 0+00.00 TO STA. 6+14.35
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET **8** OF **11**

INDEXED 10-28-99 LHL

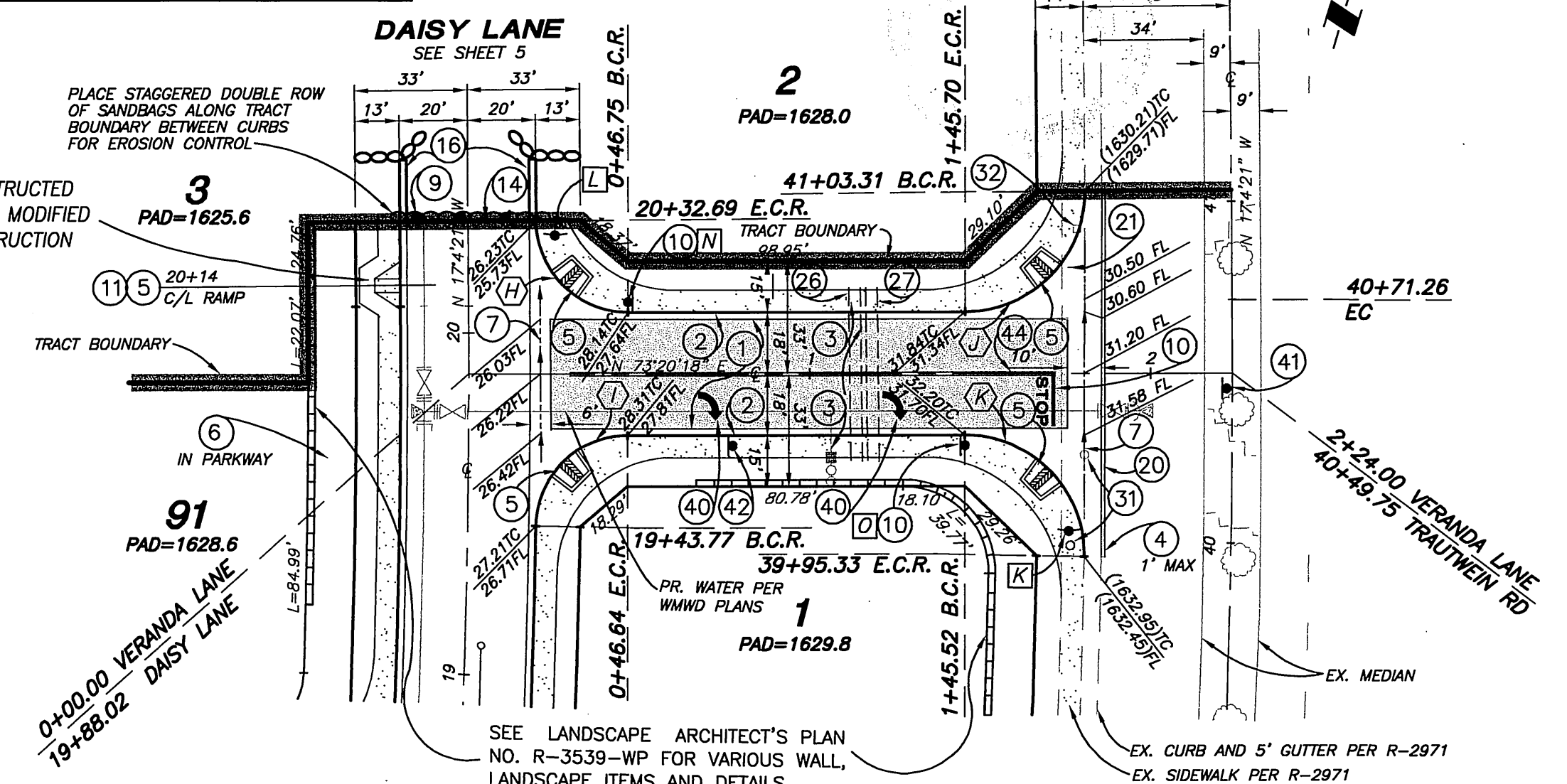


CURVE DATA						
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT		
(A)	90°00'00"	27.00'	42.41'	27.00'	(G)	09°36'44"
(B)	12°54'28"	200.00'	45.06'	22.62'	(H)	89°35'21"
(C)	12°54'28"	218.00'	49.11'	24.66'	(I)	89°05'12"
(D)	12°54'28"	182.00'	41.00'	20.59'	(J)	90°24'39"
(E)	09°36'44"	2498.00'	419.07'	210.03'	(K)	91°02'21"
(F)	09°36'44"	2480.00'	416.05'	208.52'		

QUEEN ANNE LANE

CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" C.F. CURB AND GUTTER PER CITY STD. 200 TYPE I.
- CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
- SAW-CUT AND REMOVE EX. A.C.
- CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304, TYPE I.
- INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS (LOCATION TO BE DETERMINED BY FIELD INSPECTOR).
- CONSTRUCT CROSS GUTTER PER CITY STD. 220 (WIDTH PER PLAN).
- INSTALL BARRICADE PER CITY OF RIVERSIDE STD. NO. 180.
- INSTALL STOP SIGN AND/OR STOP BAR.
- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3.
- CONSTRUCT 2' X 4' REDWOOD HEADER.
- CONSTRUCT 20' LONG X 2' WIDE X 2'-1/2" THICK, A.C. DRAINAGE APRONS.



VERANDA LANE

- REMOVE EX. CURB AND GUTTER.
- REMOVE EX. SIDEWALK.
- CONSTRUCT 4" SCHEDULE 40 PVC PIPE SLEEVE.
- CONSTRUCT 6" SCHEDULE 40 PVC PIPE SLEEVE.
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6.
- RELOCATE EX. STREET LIGHT AS SHOWN. SEE CITY OF RIVERSIDE Dwg. U/Ls-69434.
- RELOCATE EX. WATER METER BEHIND CURB.
- CONSTRUCT TYPE IV (R) ARROW PER CALTRANS TRAFFIC MANUAL.
- INSTALL R10 (ONE WAY) SIGN.
- INSTALL R41 (RIGHT TURN ONLY) SIGN.
- CONSTRUCT DOUBLE YELLOW CENTERLINE.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED VBB-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 200 FEET SOUTH OF VAN BUREN BOULEVARD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOUNDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123

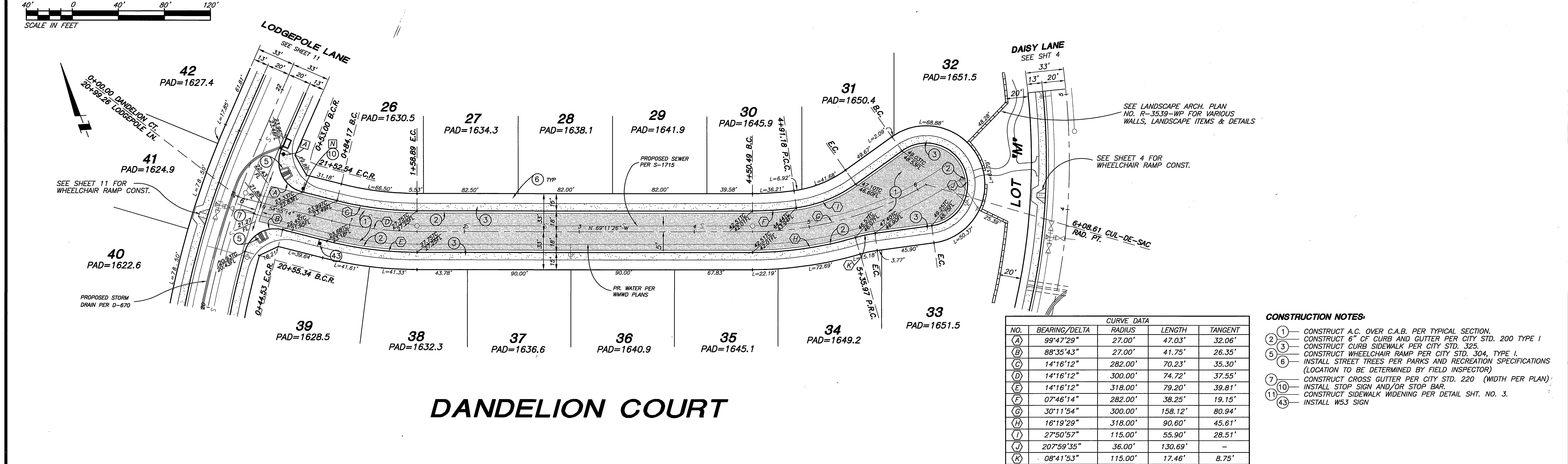
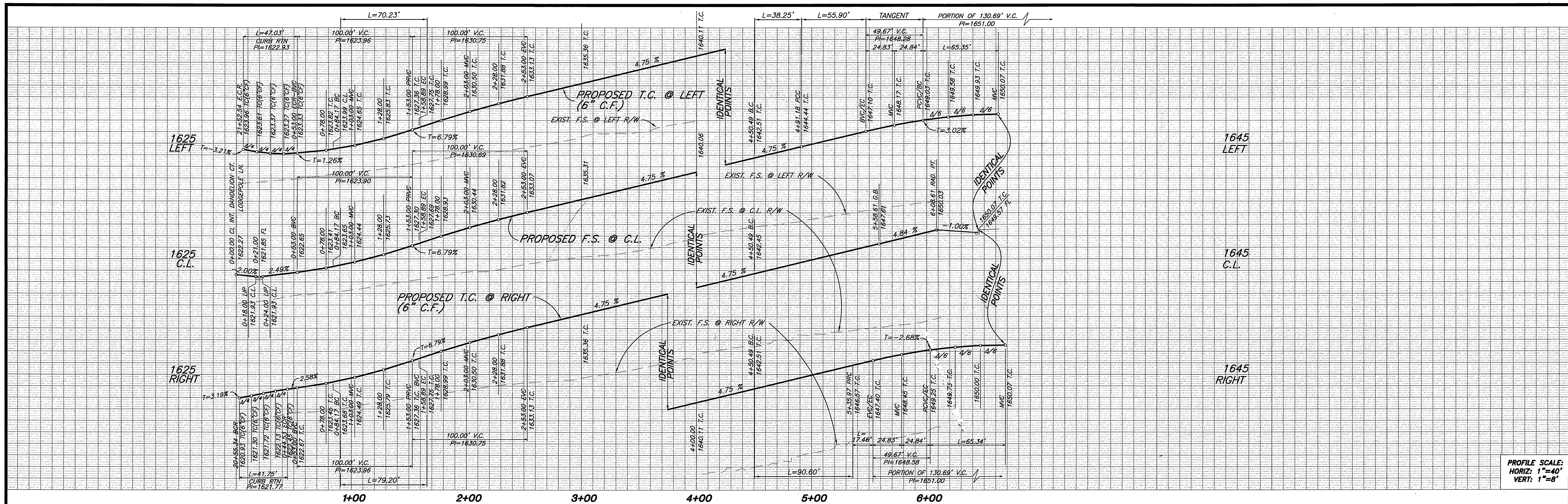
TKC
The Keith Companies
Inland Empire Division
28800 Chatham Ave., Ste. 200, Norwalk, CA 90650 (909) 653-0821
No. 28089
Exp. 3/31/02
APPROVED BY: *Joseph A. McGee III*
DATE: 9.10.99
JOSEPH A. MCGEE III R.C.E. NO. 28089
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Beall*
DATE: 10-11-99
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES
DESIGNED BY: DBH
DRAWN BY: LHL
CHECKED BY: DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Beall*
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STREET SERVICES
DESIGNED BY: DBH
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CHECKED BY: DBH

STREET IMPROVEMENT PLANS
TRACT 28866-1
QUEEN ANNE LANE & VERANDA LANE
STA. 0+00.00 TO STA. 5+32.02 QUEEN ANNE LN.
HORIZ. SCALE: 1"= 40'
VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 9 OF 11
INDEXED 10-28-99



Underground Service Alert
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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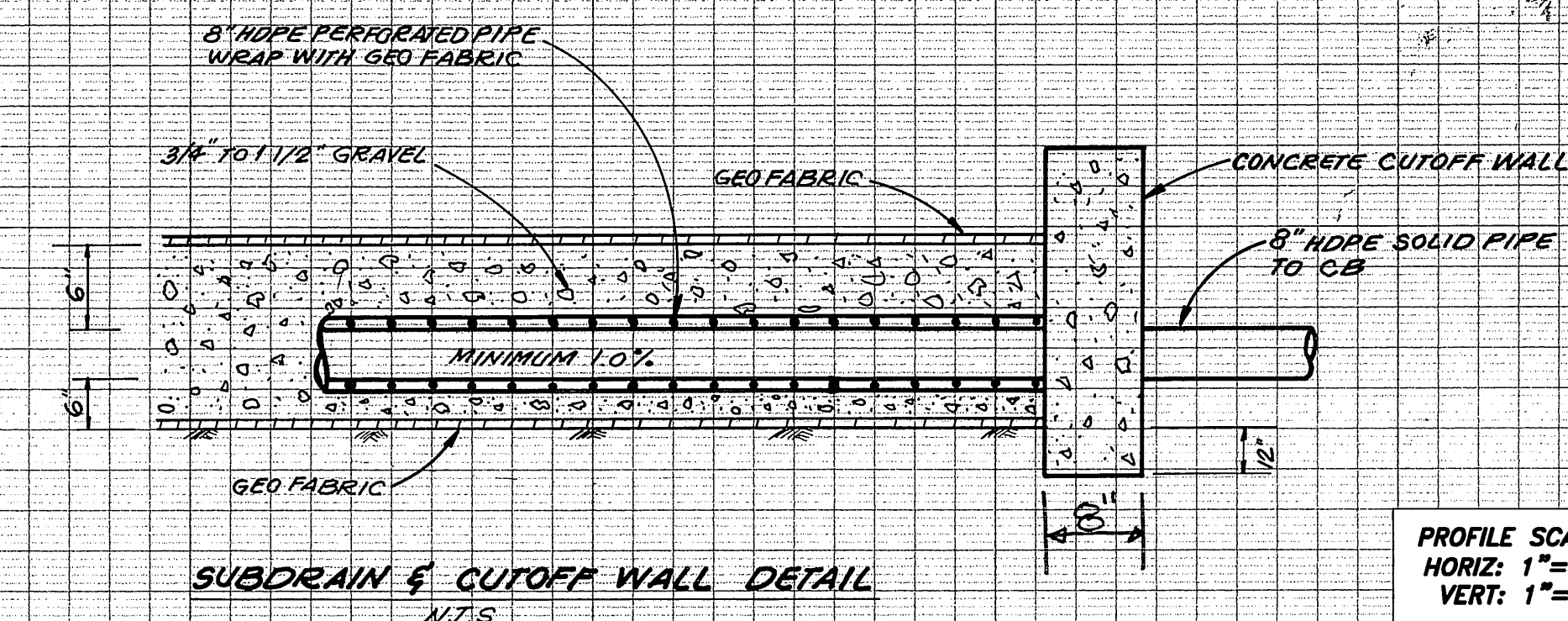
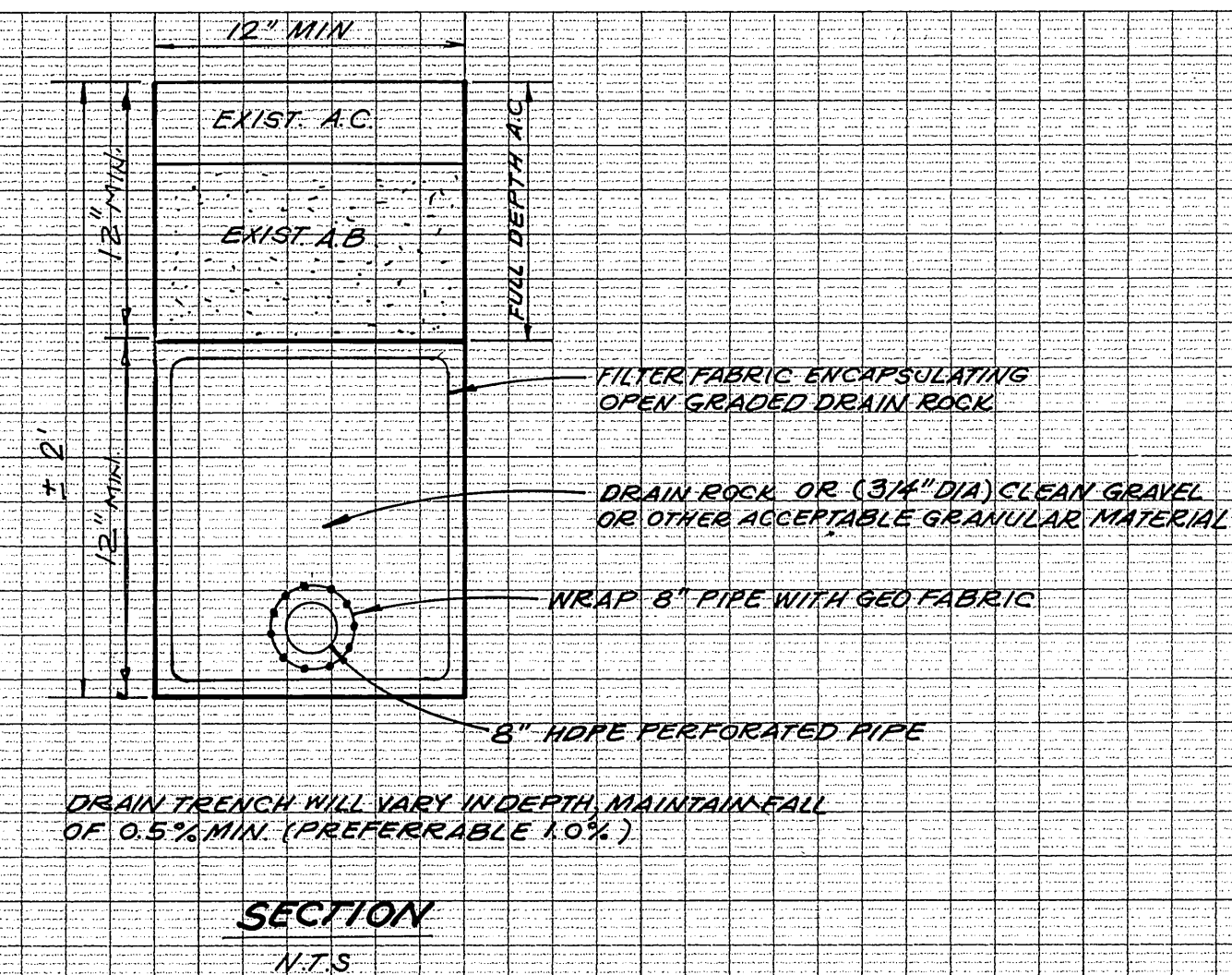
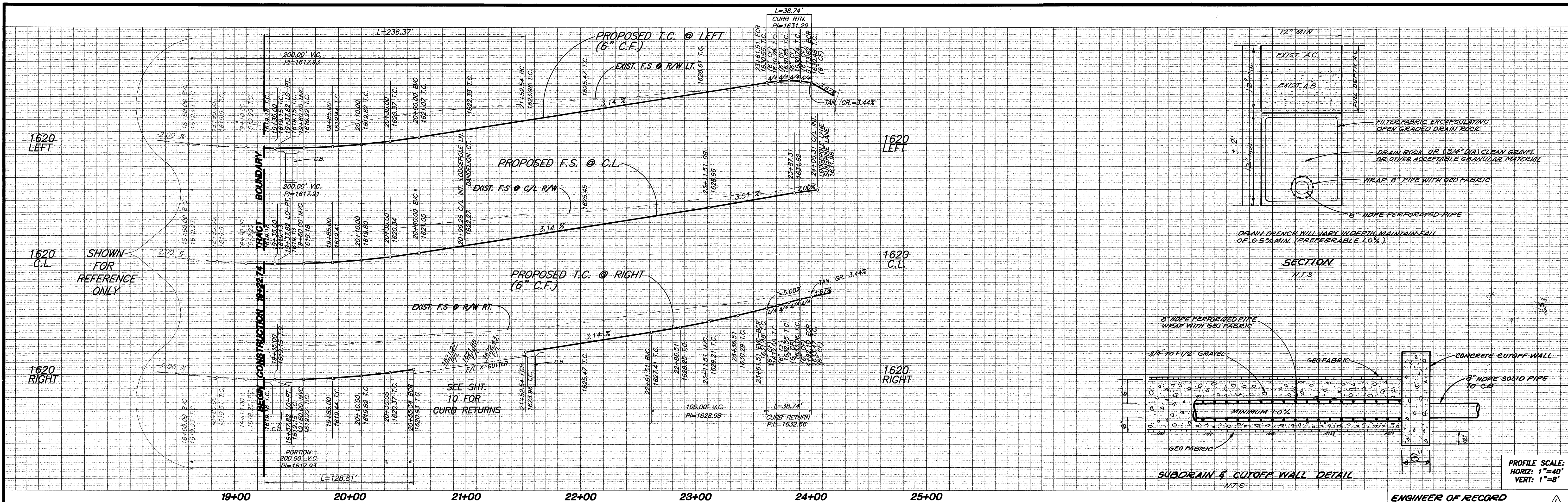
BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-64 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 205.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK PLUSH AND MARKED. ELEV. 1638.123

THE KAITH COMPANIES
Inland Empire Division
APPROVED BY: *[Signature]*
DATE: 9-10-99
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]*
DATE: 10-21-99

STREET IMPROVEMENT PLANS
TRACT 28866- 1
DANDELION COURT
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 10 OF 11

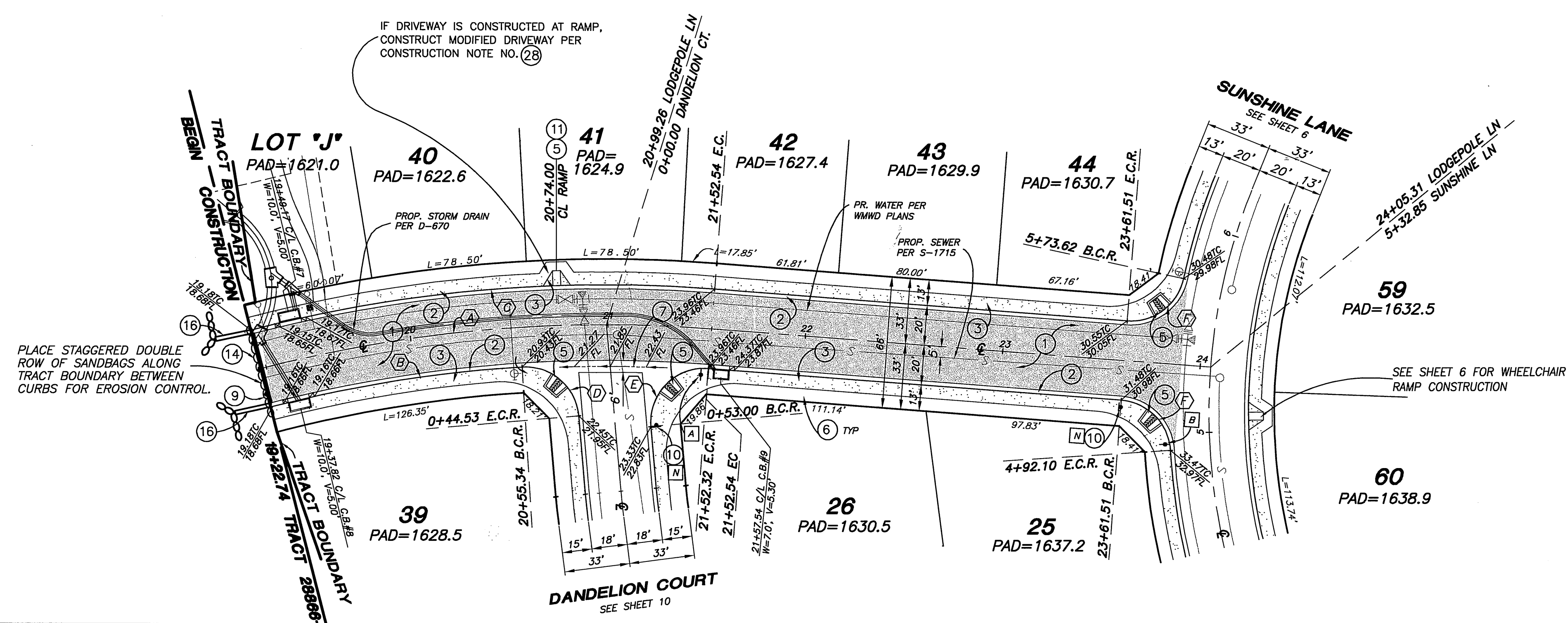
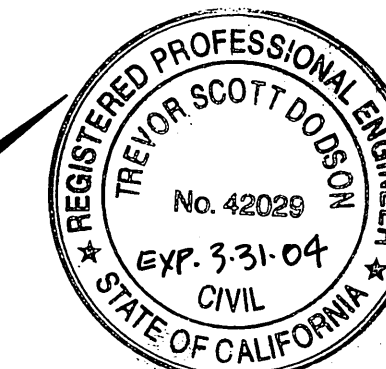


PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'

40' 0 40' 80' 120'
SCALE IN FEET

ENGINEER OF RECORD
MDS CONSULTING
17320 REDHILL AVE, SUITE 350
IRVINE, CA 92618
(949) 255-8821

8-19-03
TREVOR S. DODSON RCE #42029 DATE



CONSTRUCTION NOTES:

- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
- CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1.
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- CONSTRUCT SIDEWALK WIDENING PER DETAIL SHT. NO. 3
- CONSTRUCT 2"x4" REDWOOD HEADER
- CONSTRUCT 20' LONG X 2' WIDE X 2-1/2" THICK, A.C. DRAINAGE APRONS
- CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 6

CURVE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(A)	18°48'34"	700.00'	229.80'	115.94'
(B)	10°51'13"	680.00'	128.81'	64.60'
(C)	18°48'34"	720.00'	236.37'	119.26'
(D)	88°35'43"	27.00'	41.75'	26.35'
(E)	99°47'29"	27.00'	47.03'	32.06'
(F)	82°12'56"	27.00'	38.74'	23.56'

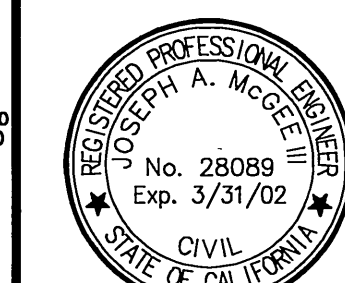
CITY BUSINESS TAX CERTIFICATION NO. 033595 EXP. DATE 4/2/00

LODGEPOLE LANE



PRIVATE ENGINEERING NOTE
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BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED V88-84
AT SOUTHWEST CORNER OF FLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED.
ELEV. 1638.123



APPROVED BY: *Joseph A. McElroy*
DATE: 9-10-99
REGISTRATION EXPIRES 03-31-02

DESIGNED BY DBH DRAWN BY LHL CHECKED BY DBH

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: *R. M. Smith*
DATE: 10-21-99
PUBLIC WORKS DIRECTOR

STREET IMPROVEMENT PLANS
TRACT 28866-1
LODGEPOLE LANE
HORIZ. SCALE: 1"= 40' VERT. SCALE: 1"= 8'

ACCOUNT NO. 31445
R-3539
SHEET 11 OF 11

INDEXED 10-28-99 LHL

Plotted: 09/09/99 15:02:24 : N:\31445\002\dwg\Draw-T-8011.dwg PC-4117-51